



HISTORIC SOUTHSIDE | OLD MUNICHBURG
DISTRICT & NEIGHBORHOOD PLAN

FINAL PUBLIC PRESENTATION

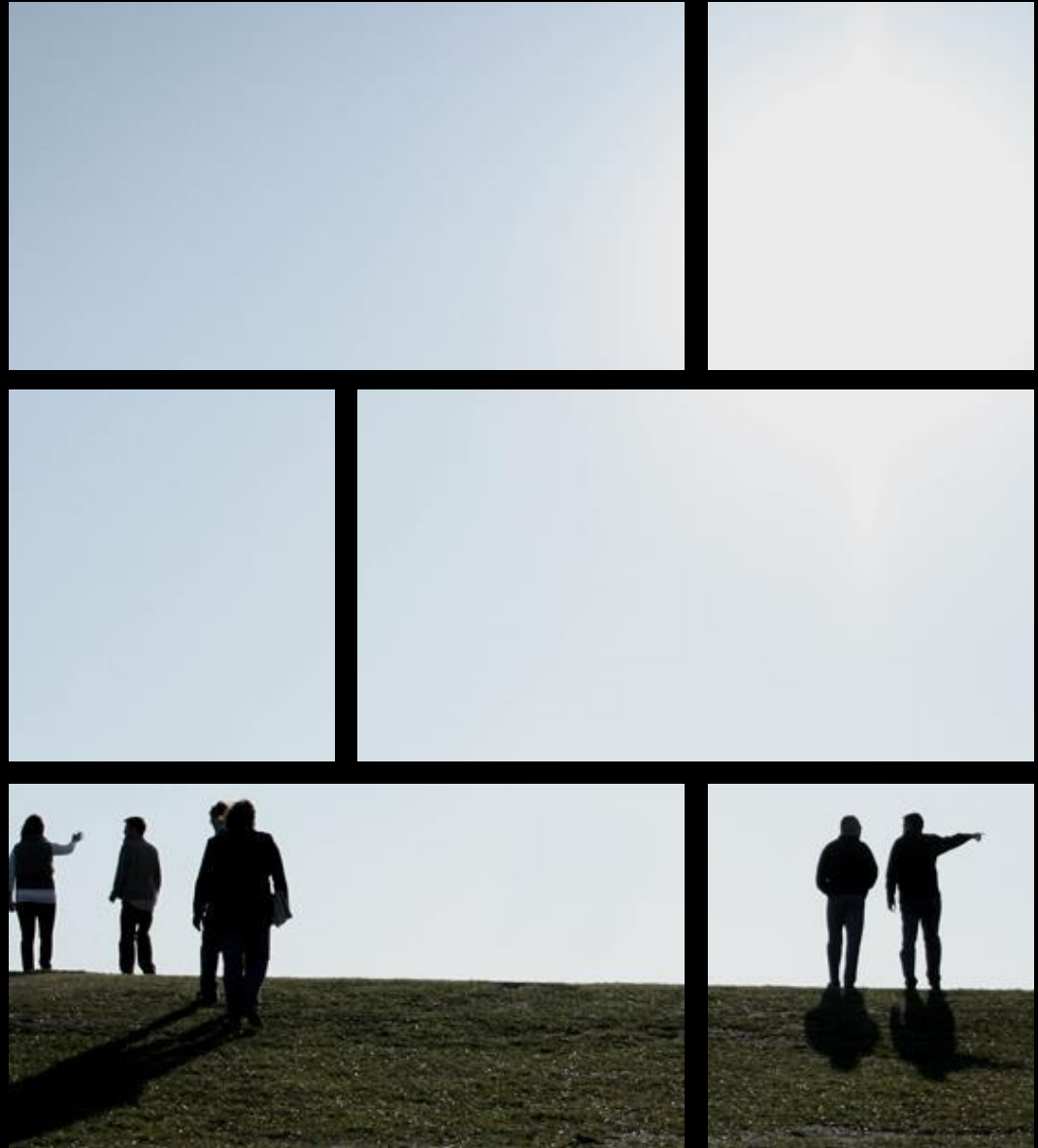
AGENDA

Introduction & Project
Objective

Plan Recommendations

Implementation Strategies
& Phasing Plan

Questions



PROJECT OBJECTIVE

To develop a **long-term Vision and Plan** for the Historic Southside / Old Munichburg Neighborhood

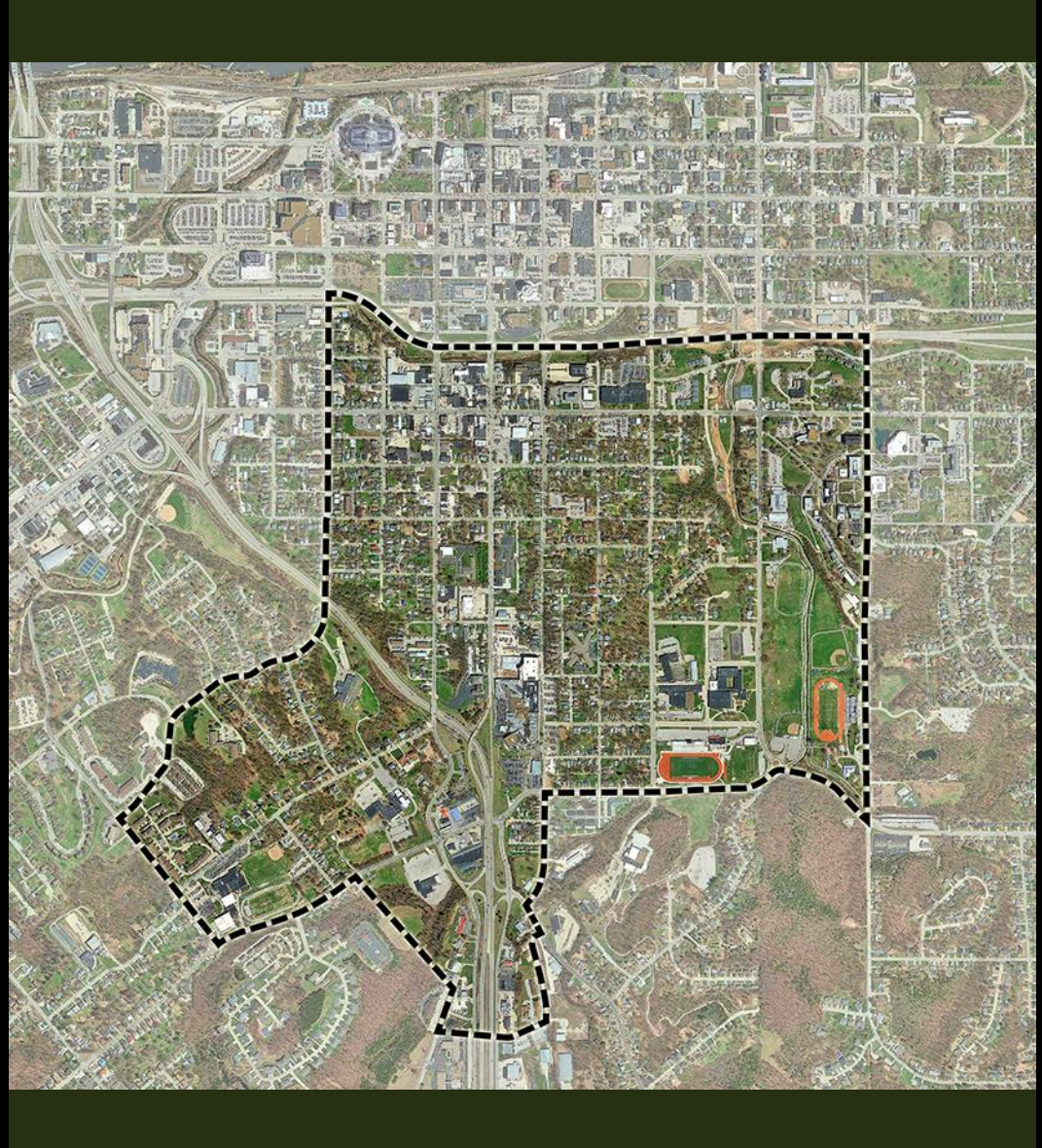
This plan will help ensure that future neighborhood development is effectively catalyzed by CRMC's and other institutional involvement and participation

The final plan developed from this planning process is intended to be submitted to the City of Jefferson City for adoption as a official City planning document

STUDY AREA

Planning Boundary

- U.S. 50 / Whitton Expressway to the north;
- Stadium Boulevard / U.S. 54 interchange to the south;
- Lafayette Street & Chestnut Street to the east; and
- Broadway / Mytle Avenue to the west.



DISTRICT & NEIGHBORHOOD PLAN

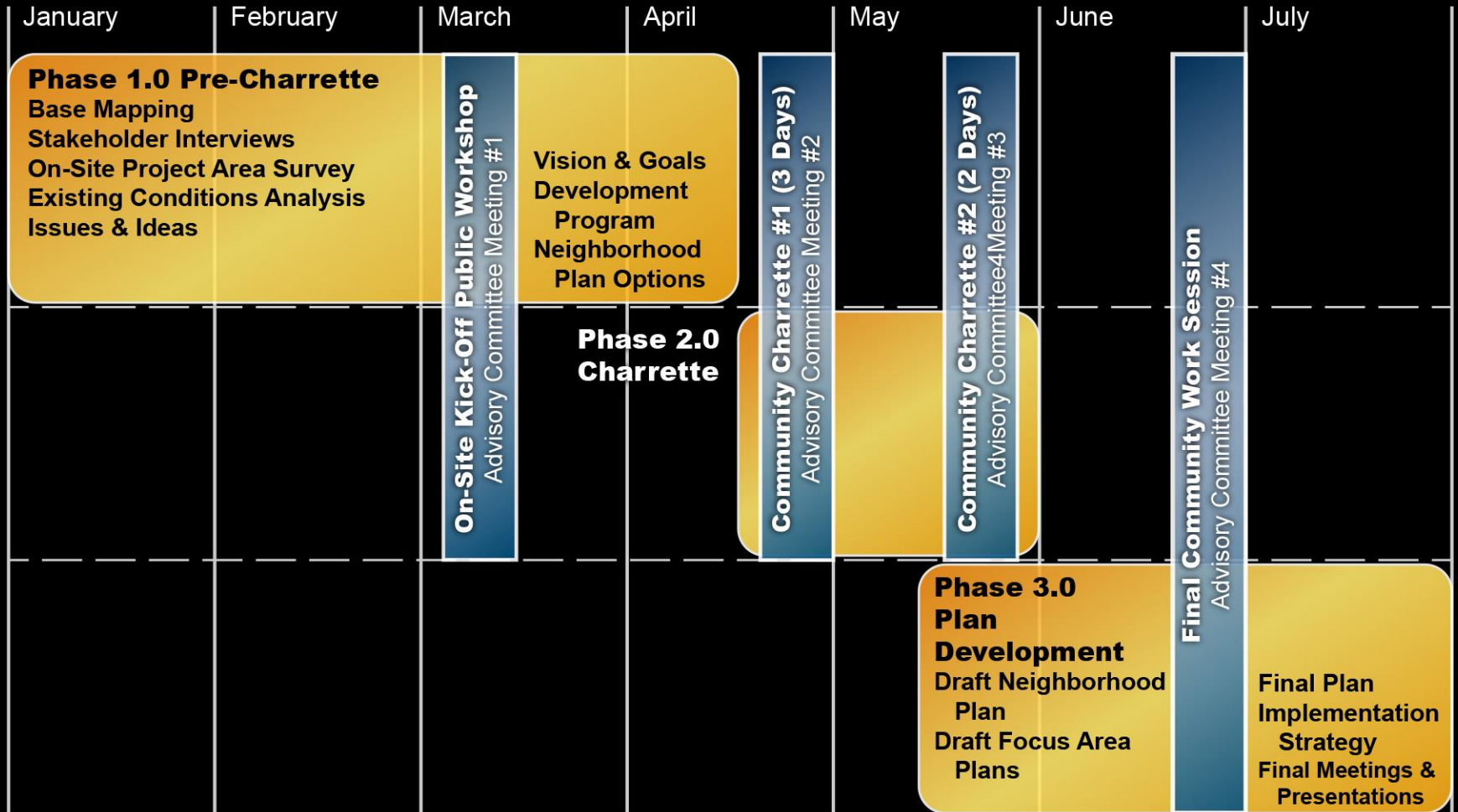
District & Neighborhood Development Plan



DISTRICT & NEIGHBORHOOD PLAN

District & Neighborhood Long-Term Plan





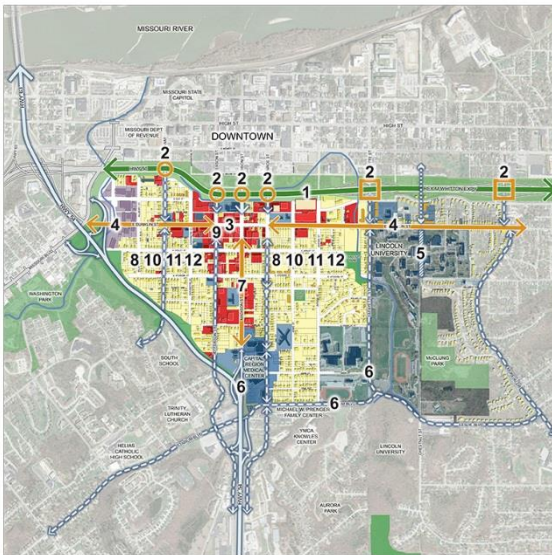
An aerial photograph of a city grid, likely Jefferson City, Missouri, showing a river on the left and a stadium on the right. The image is overlaid with a blue tint.

ON-SITE PLANNING CHARRETTE

Preferred Plan Option

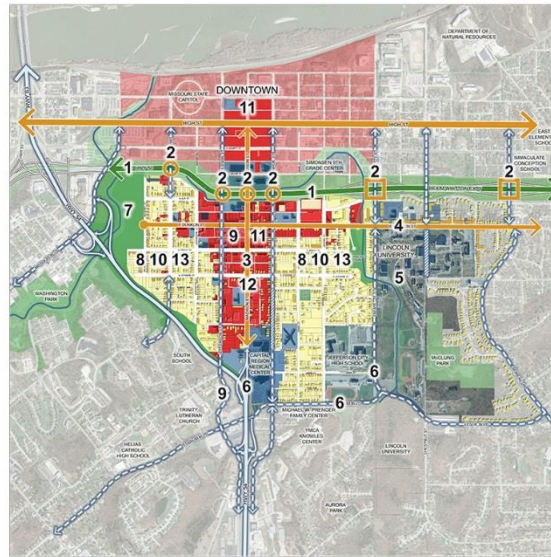
PLAN OPTIONS

CAPITAL REGION MEDICAL CENTER DISTRICT & NEIGHBORHOOD PLAN **OPTION 01| The Historic Neighborhood**



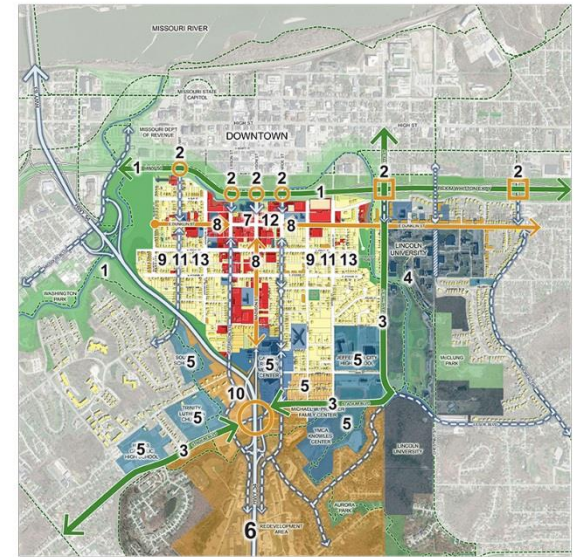
1. Develop US-50 corridor as a parkway and front door to the neighborhood.
2. Establish new gateway entrances to the neighborhood.
3. Build the heart of the community around a revitalized, vibrant, mixed-use Durkin Business District.
4. Improve Durkin Street for walkability and bikability and connect to Lincoln University, US-54, and Missouri Boulevard.
5. Close Chestnut Street and support the continued growth of Lincoln University.
6. Improve Stadium Boulevard to provide front door access to Jefferson City High School and Capital Region Medical Center.
7. Improve the streetscape, image, and character of Madison Street between Cap Region and the neighborhood center.
8. Increase housing choices through increasing the diversity of housing types and affordability while retaining and improving existing homes.
9. Improve public transit access and extend hours of operation.
10. Improve safety through increased policing, neighborhood watch, and physical improvements.
11. Develop a series of community through festivals and the celebration of history and cultural resources.
12. Establish a clear identity and professionally-managed Community Development Corporation (CDC).

CAPITAL REGION MEDICAL CENTER DISTRICT & NEIGHBORHOOD PLAN **OPTION 02| The Expanded Neighborhood**



1. Develop US-50 corridor as a parkway linking to Washington Park and the Riverfront along Weers Creek.
2. Establish new gateway entrances to the neighborhood connecting Durkin Street and High Street.
3. Develop a mixed-use corridor connecting Downtown to the Durkin Business District and Capital Region Medical Center.
4. Improve East Durkin Street as a walkable, bikable, mixed-use corridor connecting to Lincoln University.
5. Close Chestnut Street and support the continued growth of Lincoln University.
6. Improve Stadium Boulevard to provide front door access to Jefferson City High School and Capital Region Medical Center.
7. Improve connectivity to all parks and remove development from flood plains over time to create additional park space.
8. Increase housing choices through increasing the diversity of housing types and affordability while retaining and improving existing homes.
9. Improve public transit access and extend hours of operation.
10. Improve safety through increased policing, neighborhood watch, and physical improvements.
11. Develop a series of community through festivals and the celebration of history and cultural resources in conjunction with Downtown.
12. Expand the existing Community Improvement District (CID) to include the new mixed-use corridor along Jefferson, Madison, and Monroe Streets.
13. Establish a clear identity and professionally-managed Neighborhood Housing Corporation.

CAPITAL REGION MEDICAL CENTER DISTRICT & NEIGHBORHOOD PLAN **OPTION 03| Stadium Gateway + Neighborhood**



1. Create green neighborhood edges along US-50 and US-54 linking to greenways and existing parks.
2. Establish new gateway entrances to the neighborhood along US-50.
3. Improve Lafayette Street and Stadium Boulevard as a parkway with a new interchange to US-54.
4. Close Chestnut Street and support the continued growth of Lincoln University.
5. Create new Heritage development along Stadium Boulevard.
6. Create a new southern gateway redevelopment area at Stadium Boulevard and US-54.
7. Build the heart of the community around a revitalized, vibrant, mixed-use Durkin Business District.
8. Improve the streetscape, image, and character of Durkin Street and Madison Street between Cap Region, Lincoln University, and the neighborhood center.
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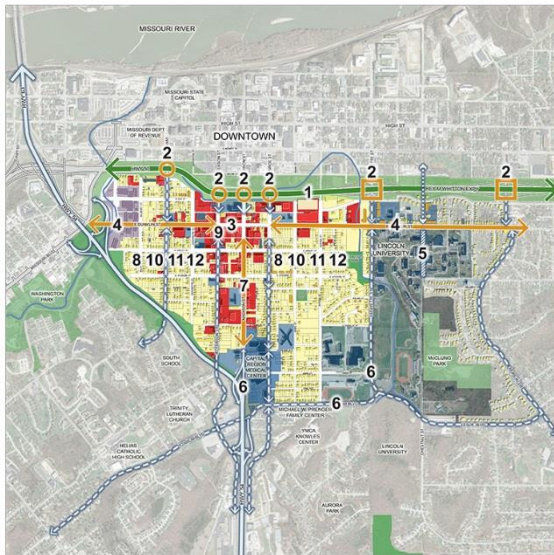
OPTION 01:
The Historic Neighborhood

OPTION 02:
The Expanded Neighborhood

OPTION 03:
Stadium Gateway + Neighborhood

PLAN OPTIONS

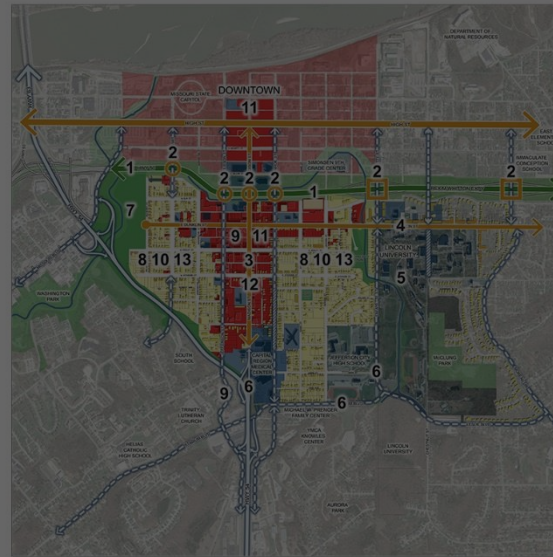
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OPTION 01: **The Historic Neighborhood**

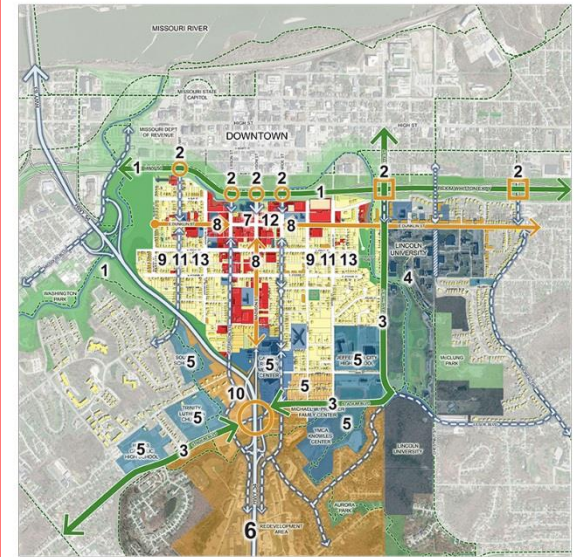
CAPITAL REGION MEDICAL CENTER DISTRICT & NEIGHBORHOOD PLAN **OPTION 02| The Expanded Neighborhood**



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OPTION 02: **The Expanded Neighborhood**

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OPTION 03: **Stadium Gateway + Neighborhood**

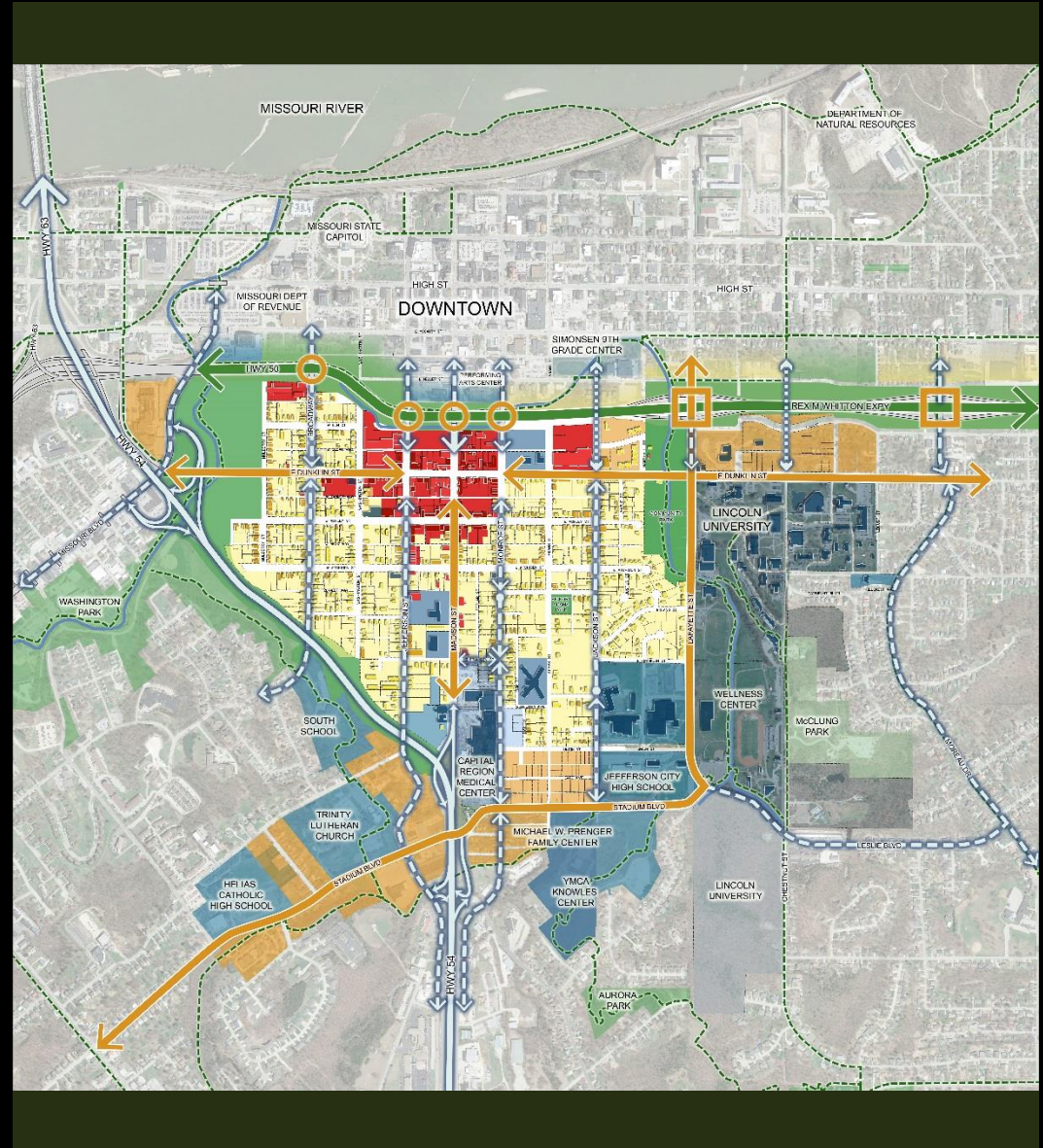
The general consensus was a hybrid of Option 01 & Option 03!

DISTRICT & NEIGHBORHOOD PLAN

PLAN OPTIONS

PREFERRED OPTION

1. Build a neighborhood center around the Dunklin/Old Munichburg business district
2. Create an interconnected system of parks and trails
3. Revitalize neighborhood housing
4. Improve circulation and create an identity for the neighborhood with new gateway entrances
5. Establish a community organization to guide implementation





NEIGHBORHOOD PLAN

Neighborhood Vision

Celebrating its rich history; physical and cultural character; unique natural features; and proximity to strong institutions, **incrementally revitalize the neighborhood** to create a healthy, vibrant, and diverse community **positioned for long-term success** and sustainability.

NEIGHBORHOOD PLAN

1. Develop the US-50 Corridor as an **Urban Boulevard** and “front door” from downtown and establish new gateway entrances to the neighborhood.



THEMES**URBAN BOULEVARD +
Green Infrastructure**

reconnecting residents and
students to the creek,
downtown, open space, and to
institutions, and schools



Existing US-50 Expressway



US-50 Urban Boulevard



Madison Street & US-50 – *Existing Conditions*



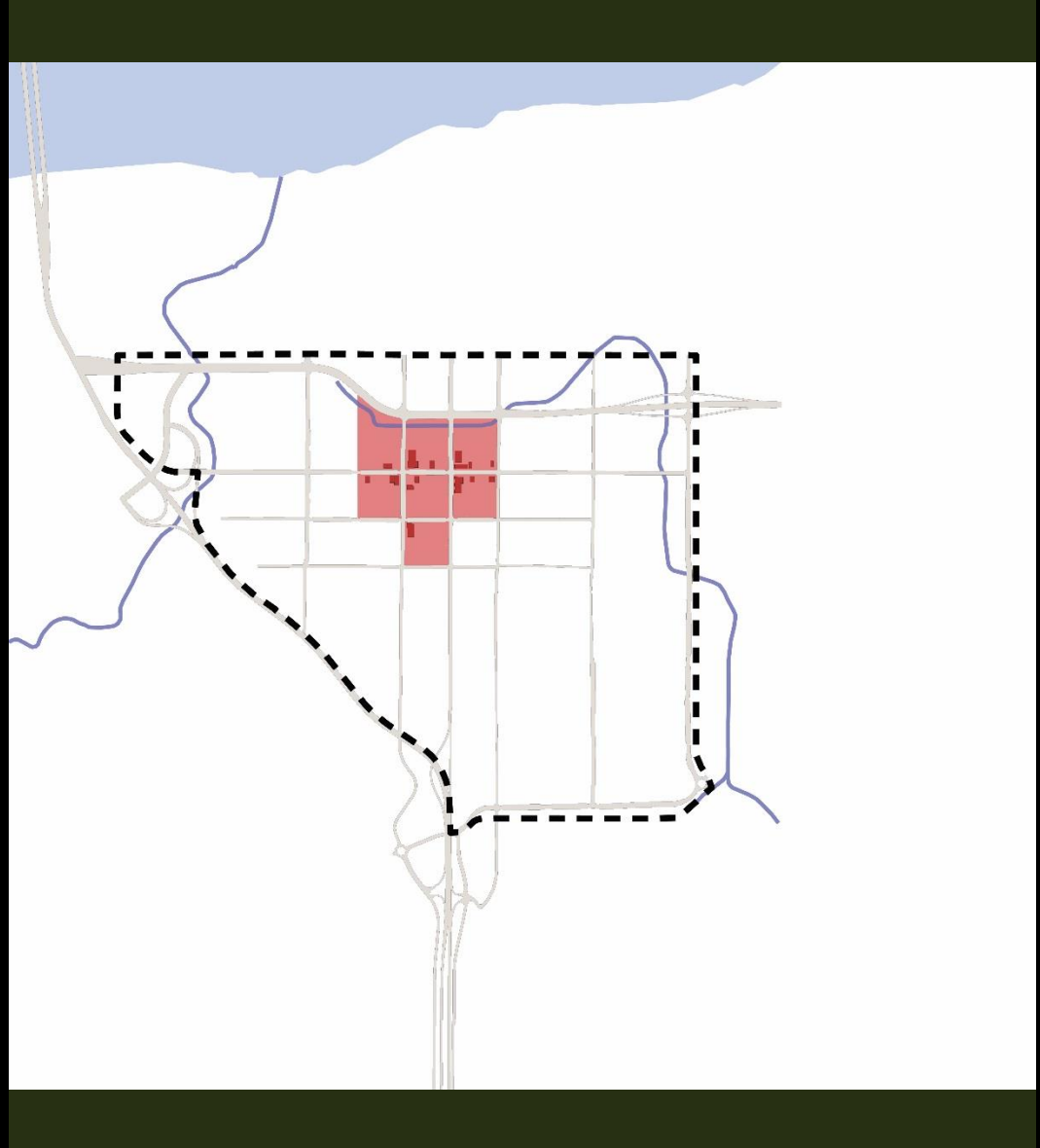
Madison Street & US-50 – *Proposed Enhancements*



DISTRICT & NEIGHBORHOOD PLAN

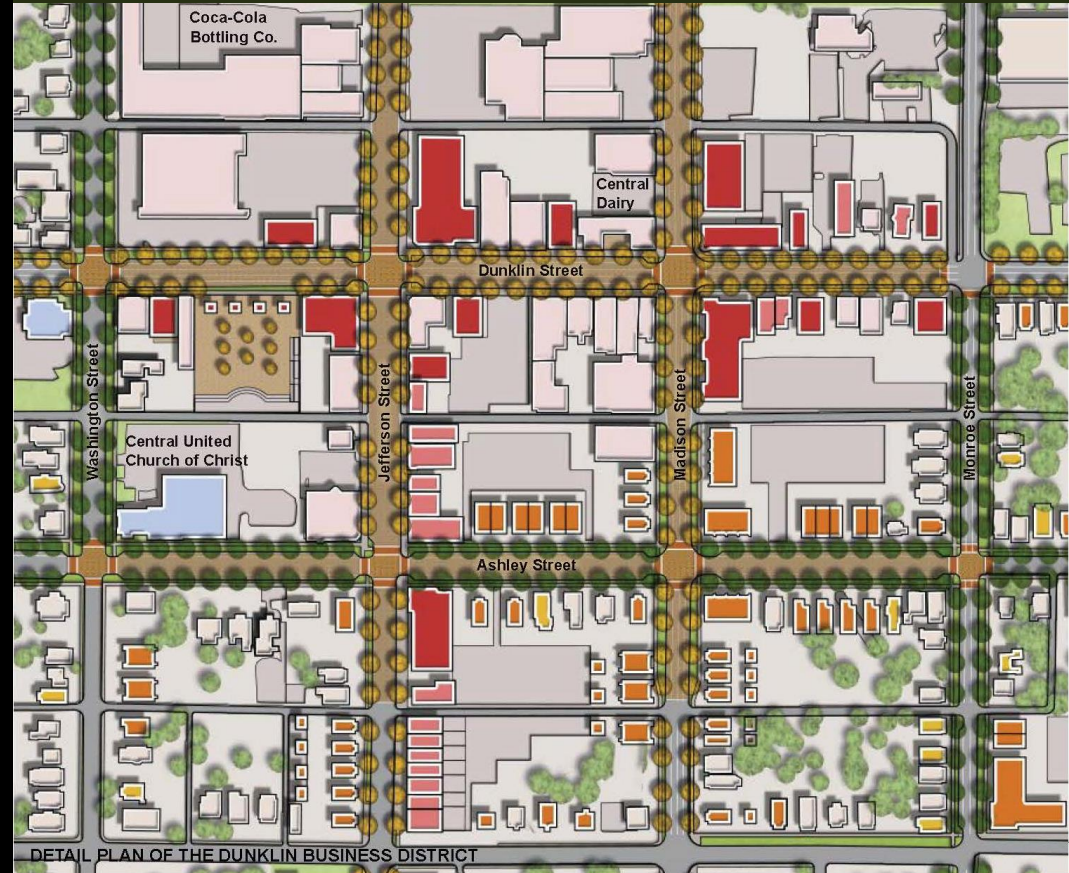
NEIGHBORHOOD PLAN

2. **Build the Heart of the Community** around a revitalized, vibrant, mixed-use Dunklin Street/Old Munichburg Business District.



NEIGHBORHOOD PLAN

2. Build the Heart of the Community around a revitalized, vibrant, mixed-use Dunklin Street/Old Munichburg Business District.



Dunklin Street – Existing Conditions



Dunklin Street – *Public Realm + Infrastructure*



Dunklin Street – New Development + Redevelopment



NEIGHBORHOOD PLAN

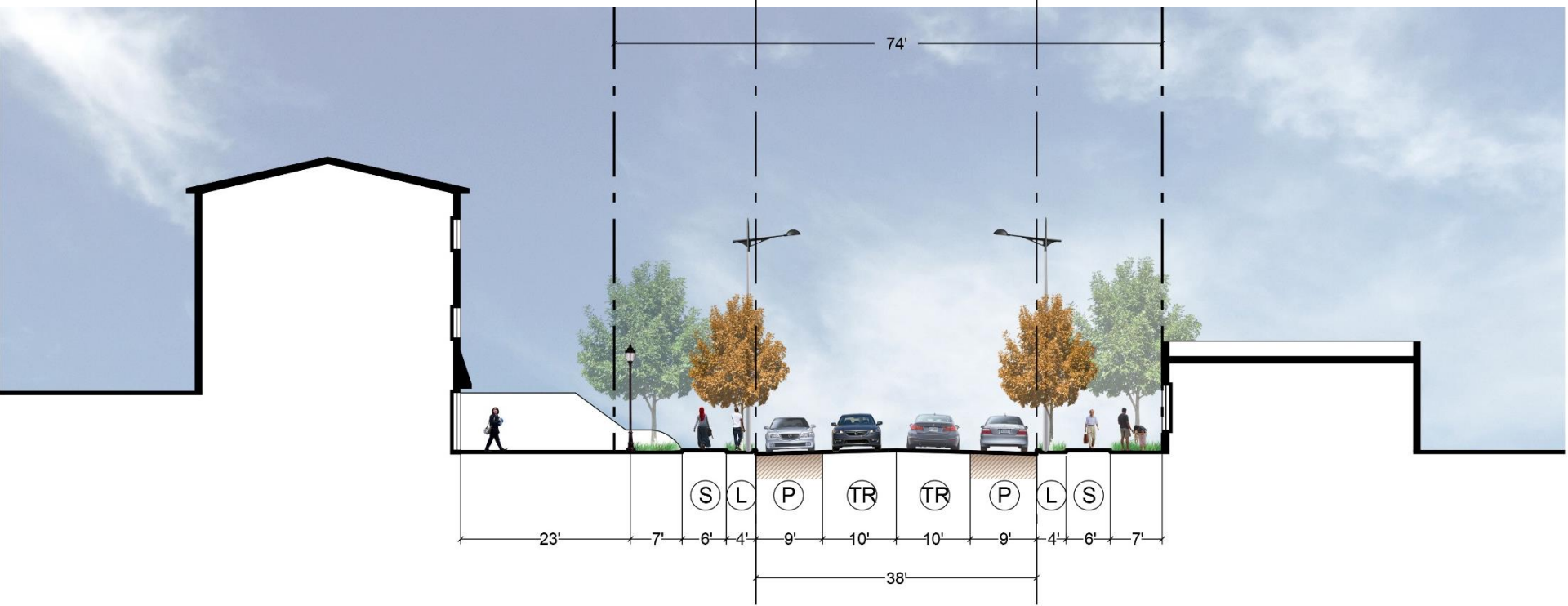
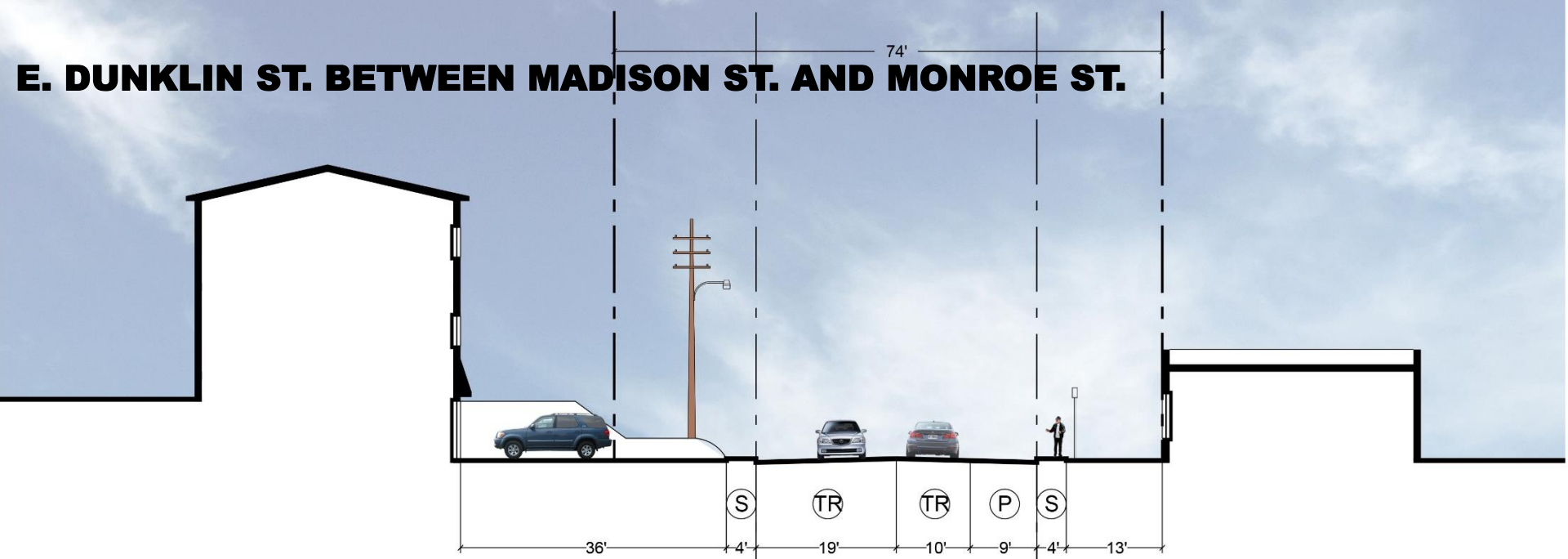
3. **Develop a Distinctive Community Identity on Dunklin Street** with festivals; the celebration of history; cultural resources; and street improvements to enhance walkability, bikeability, and connections to Lincoln University, US-54, and Missouri Boulevard.



Dunklin Street looking east from Madison, ca. 1912



E. DUNKLIN ST. BETWEEN MADISON ST. AND MONROE ST.



East Dunklin Street – Existing Conditions



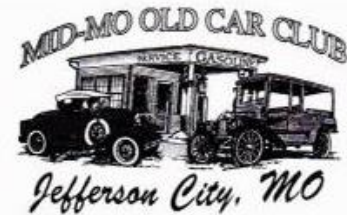
East Dunklin Street – *Public Realm + Infrastructure*



Dunklin Street – New Infill + Redevelopment



HISTORY EVENTS/PROGRAMMING



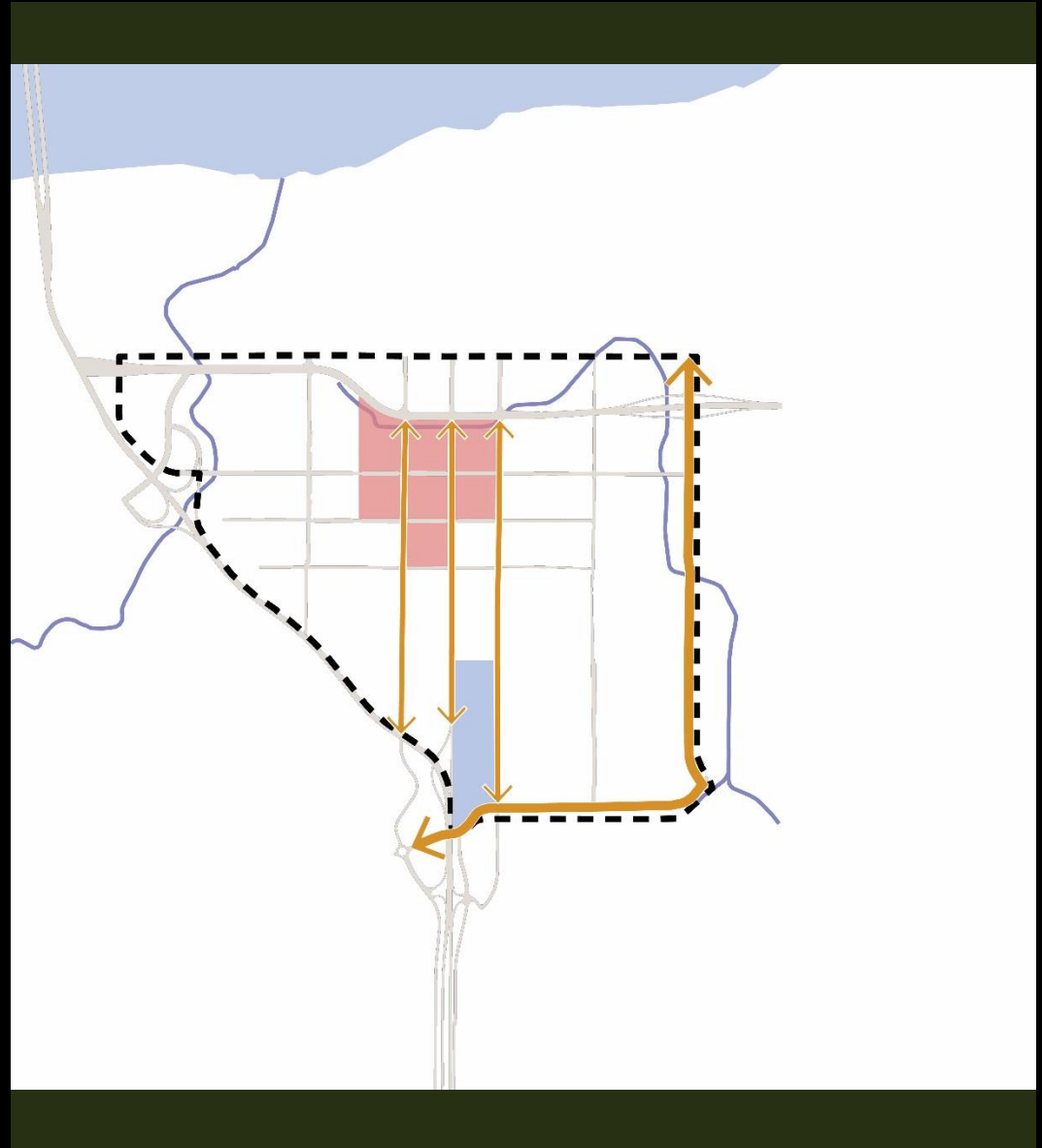
46th Annual Mid-Mo Old Car Club Round-Up and Show

HISTORY EVENTS/PROGRAMMING



NEIGHBORHOOD PLAN

4. **Improve Streetscape, Image, and Character** of Jefferson, Madison, and Monroe Streets between Capital Region Medical Center and the Dunklin Business District and revitalize Lafayette Street and Stadium Boulevard as healthy corridors with walkability, bikeability, and public space.



THEMES

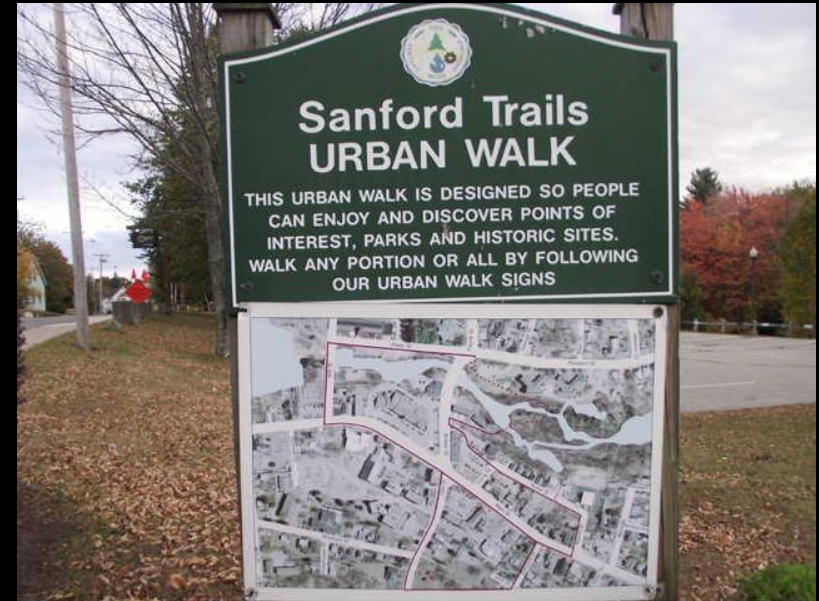
STREET AMENITIES & SIGNAGE TYPOLOGIES

- REGULATORY
- WAYFINDING
- INTERPRETIVE

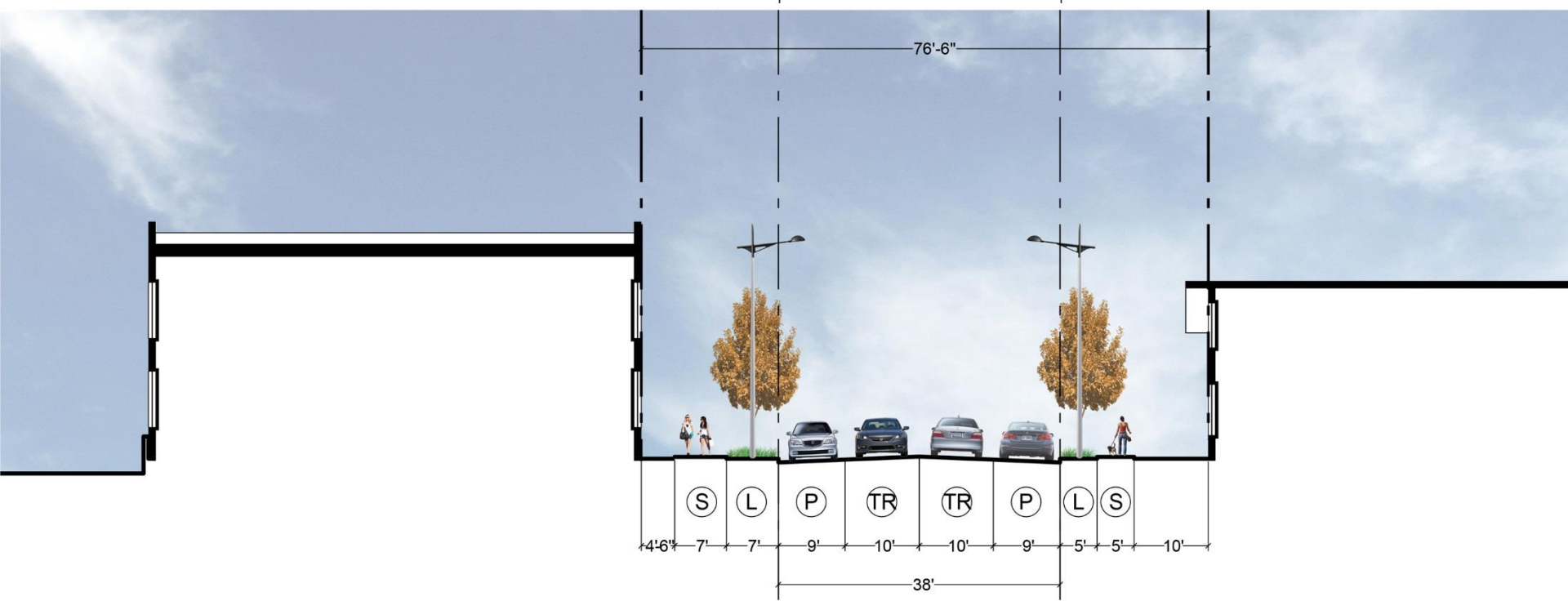
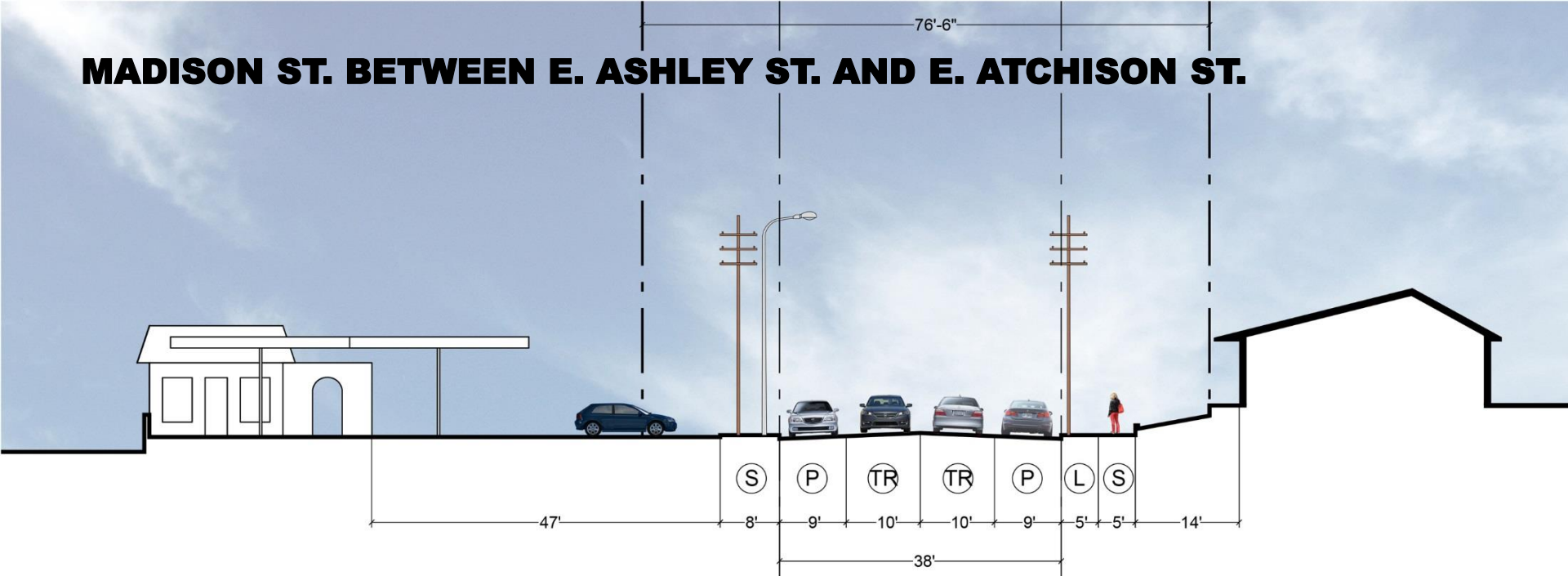


THEMES**STREETS as historic
trails and armatures for
placemaking**

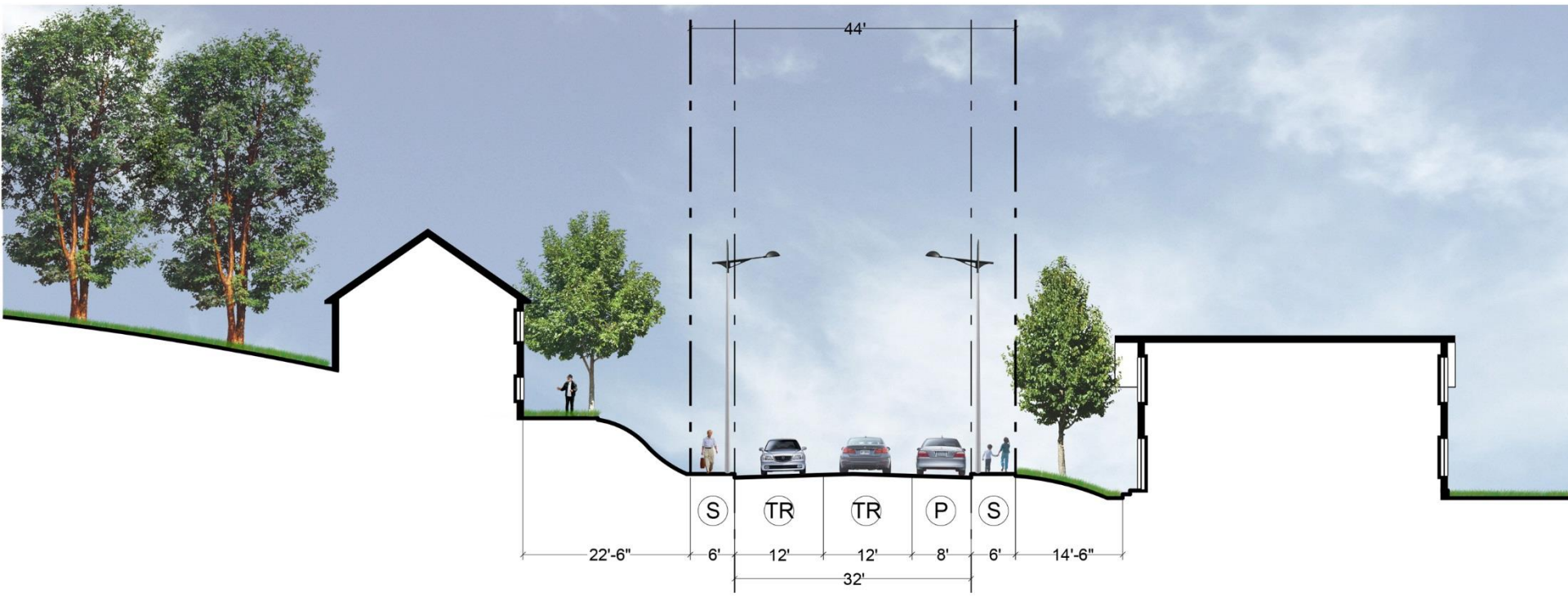
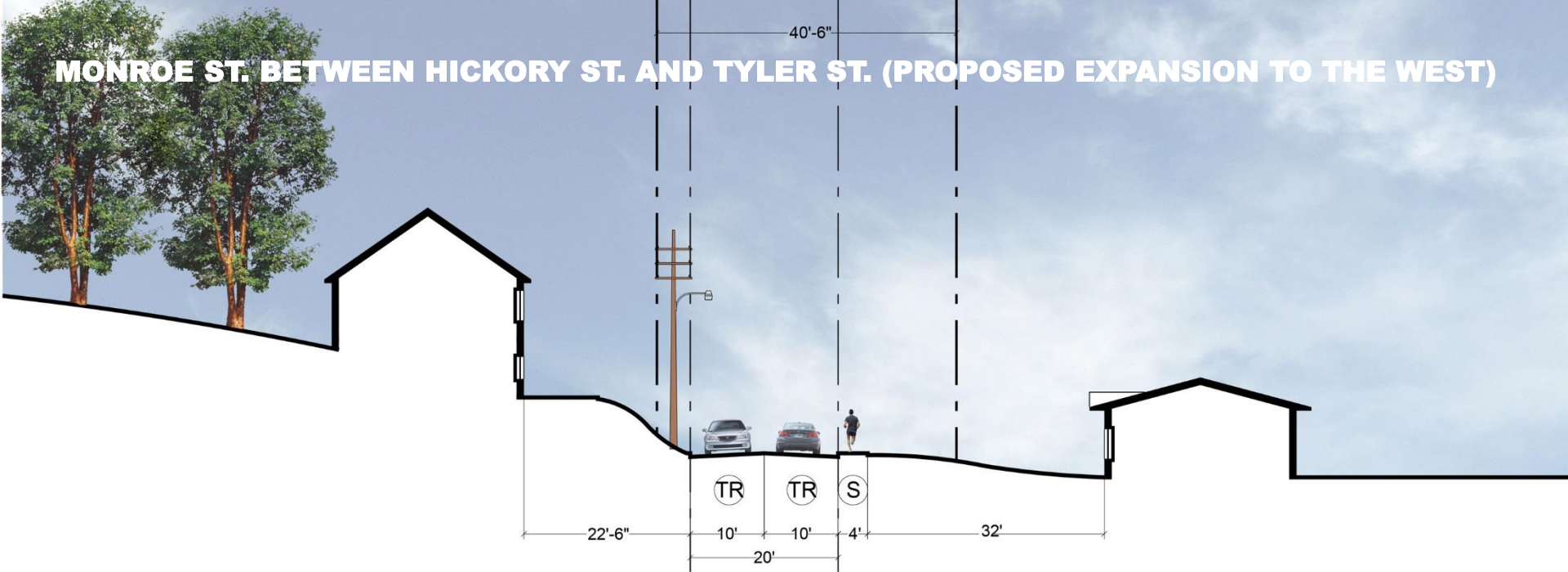
Utilizing the history of Dunklin's
brick tree-lined streets and
Lincoln University



MADISON ST. BETWEEN E. ASHLEY ST. AND E. ATCHISON ST.

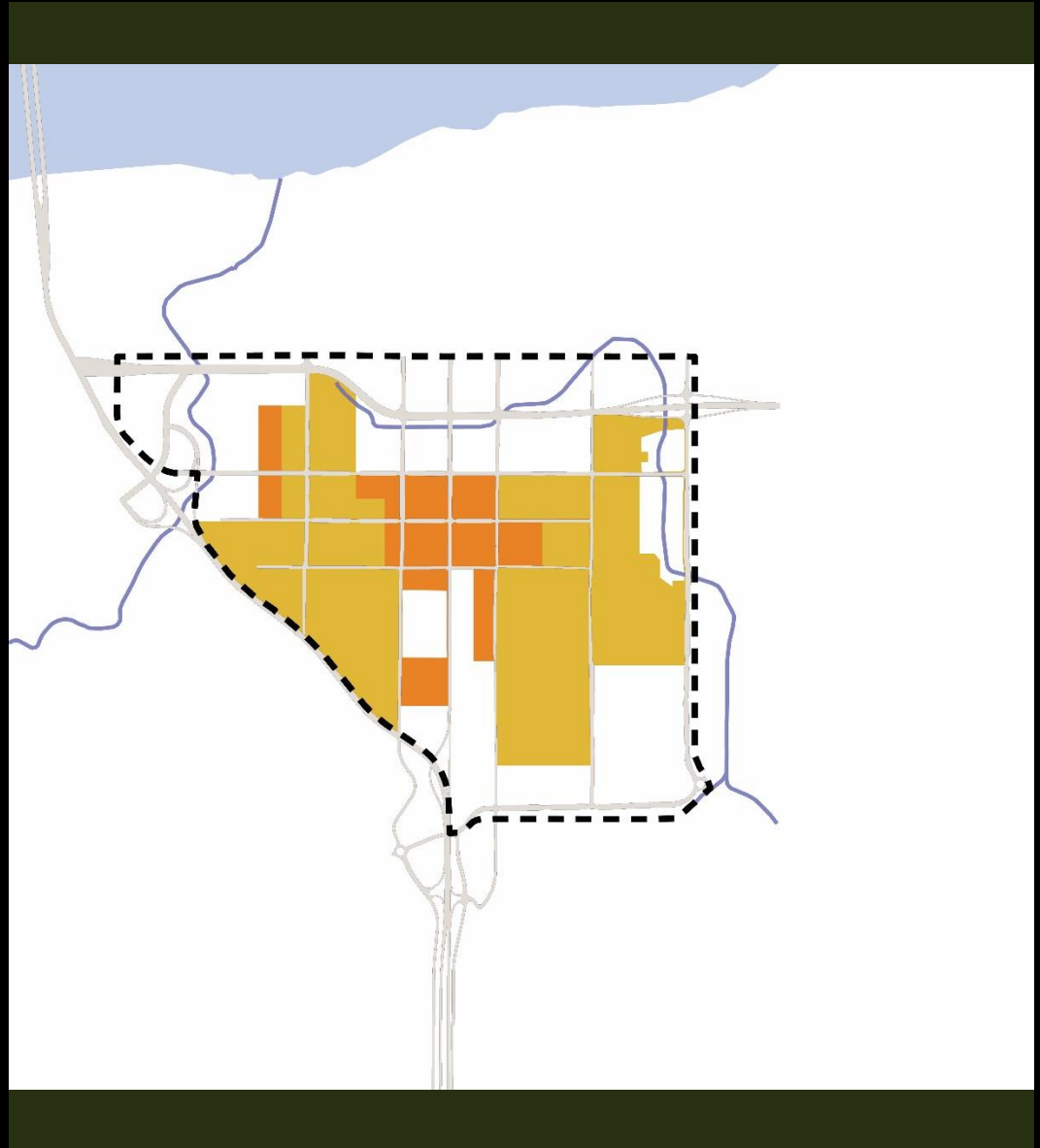


MONROE ST. BETWEEN HICKORY ST. AND TYLER ST. (PROPOSED EXPANSION TO THE WEST)



NEIGHBORHOOD PLAN

5. **Expand Housing Choices** by increasing the diversity of types and affordability while retaining and improving existing homes and developing new ones.



NEIGHBORHOOD PLAN

6. Create an Expanded, Interconnected Park & Greenway System by removing development from floodplains over time to create additional park space, and deal with local stormwater and flooding.



DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN

6. Create an Expanded, Interconnected Park & Greenway System by removing development from floodplains over time to create additional park space, and deal with local stormwater and flooding.



Lafayette Street + Community Park – Existing Conditions

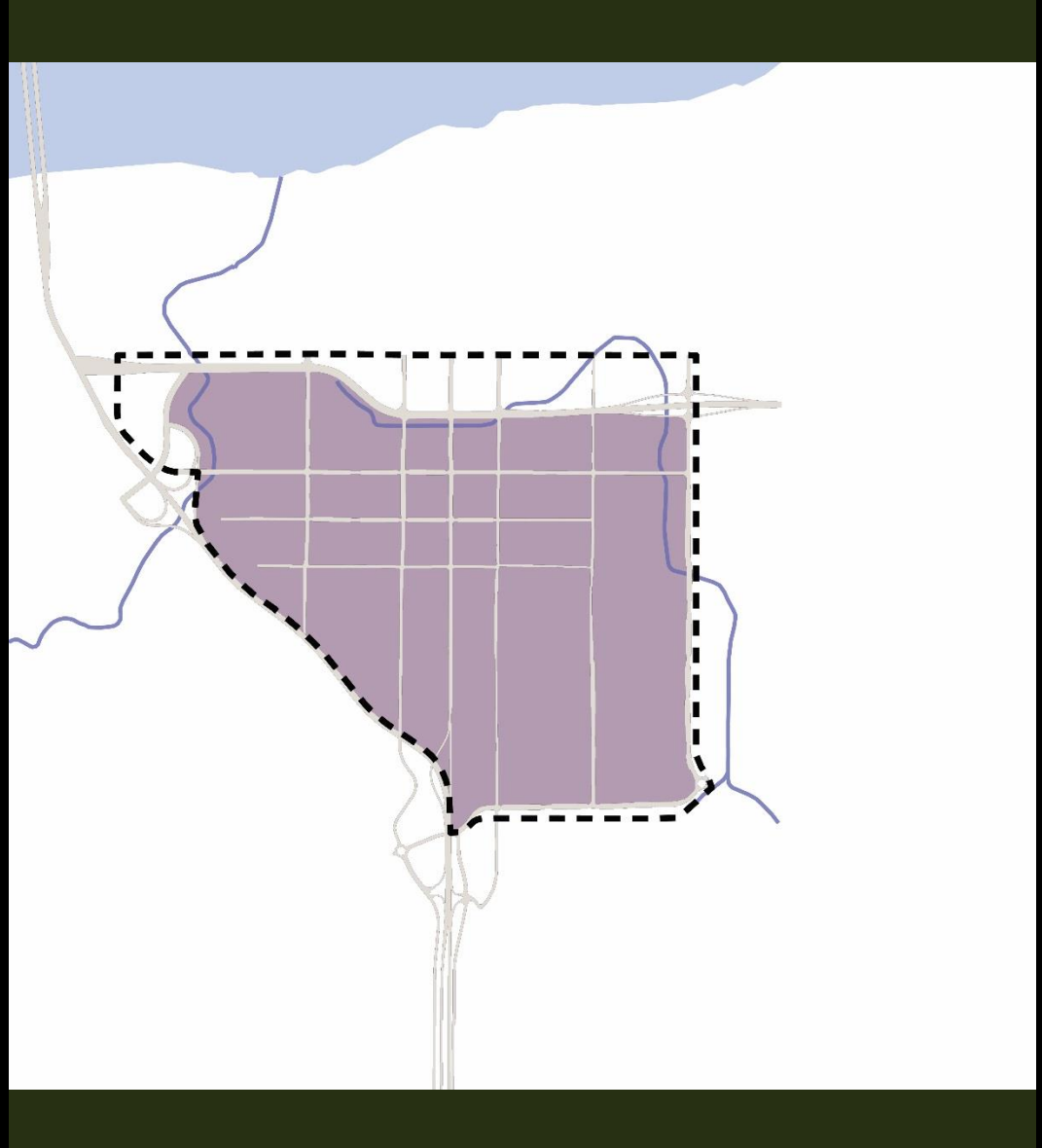


Lafayette Street + Community Park – *New Park + Programming*



NEIGHBORHOOD PLAN

7. Establish a Clear Identity & Professionally Managed Community Development Corporation (CDC) for the Historic Southside | Old Munichburg Neighborhood to implement the revitalization plan with ongoing community engagement, discussion, and input to develop long-term and sustainable community empowerment and leadership.



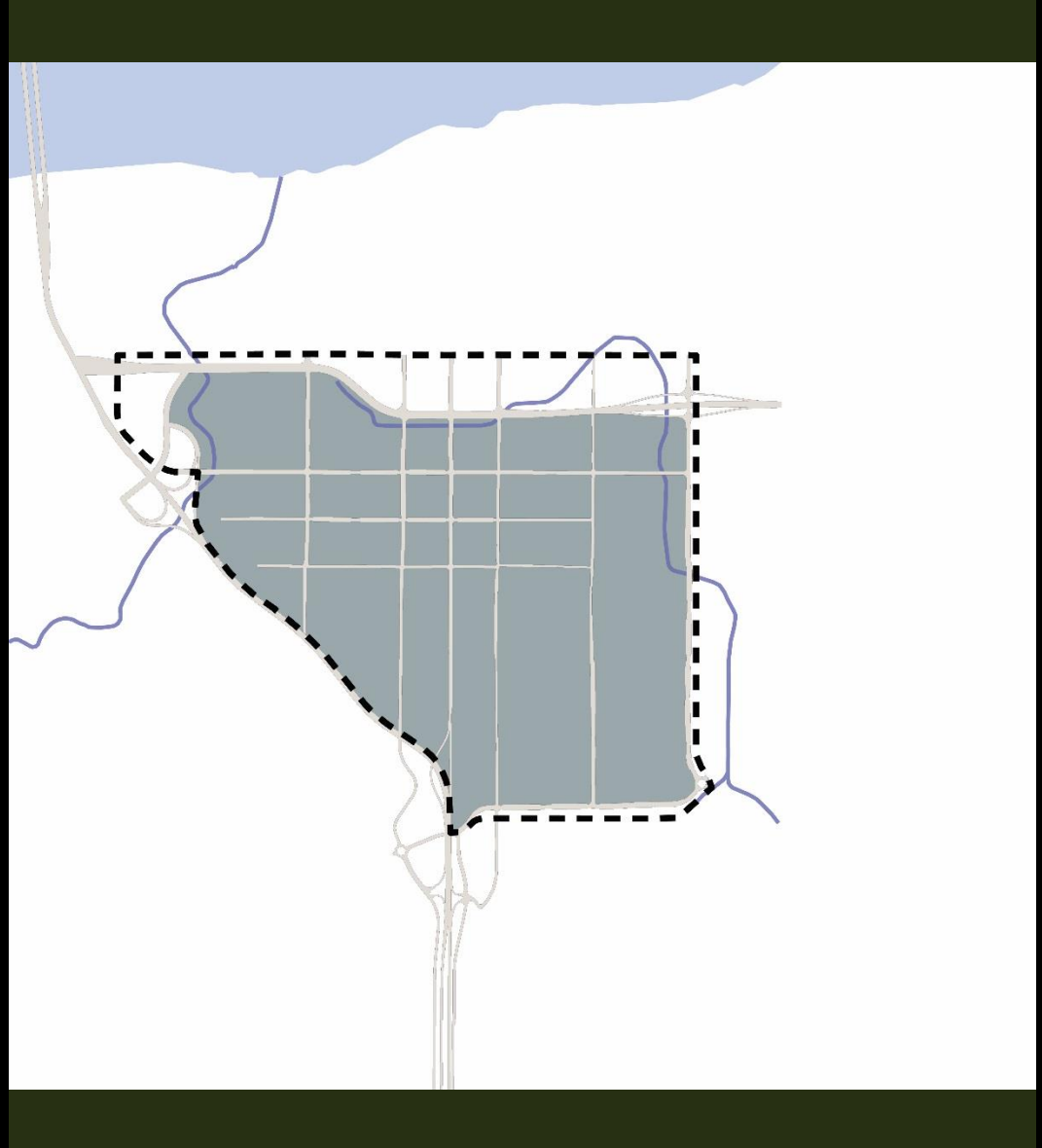
NEIGHBORHOOD PLAN

8. **Develop a Great Streets Program** for the existing neighborhood to provide quality sidewalks, street lighting, landscaping, green infrastructure, underground utilities, and parking.



NEIGHBORHOOD PLAN

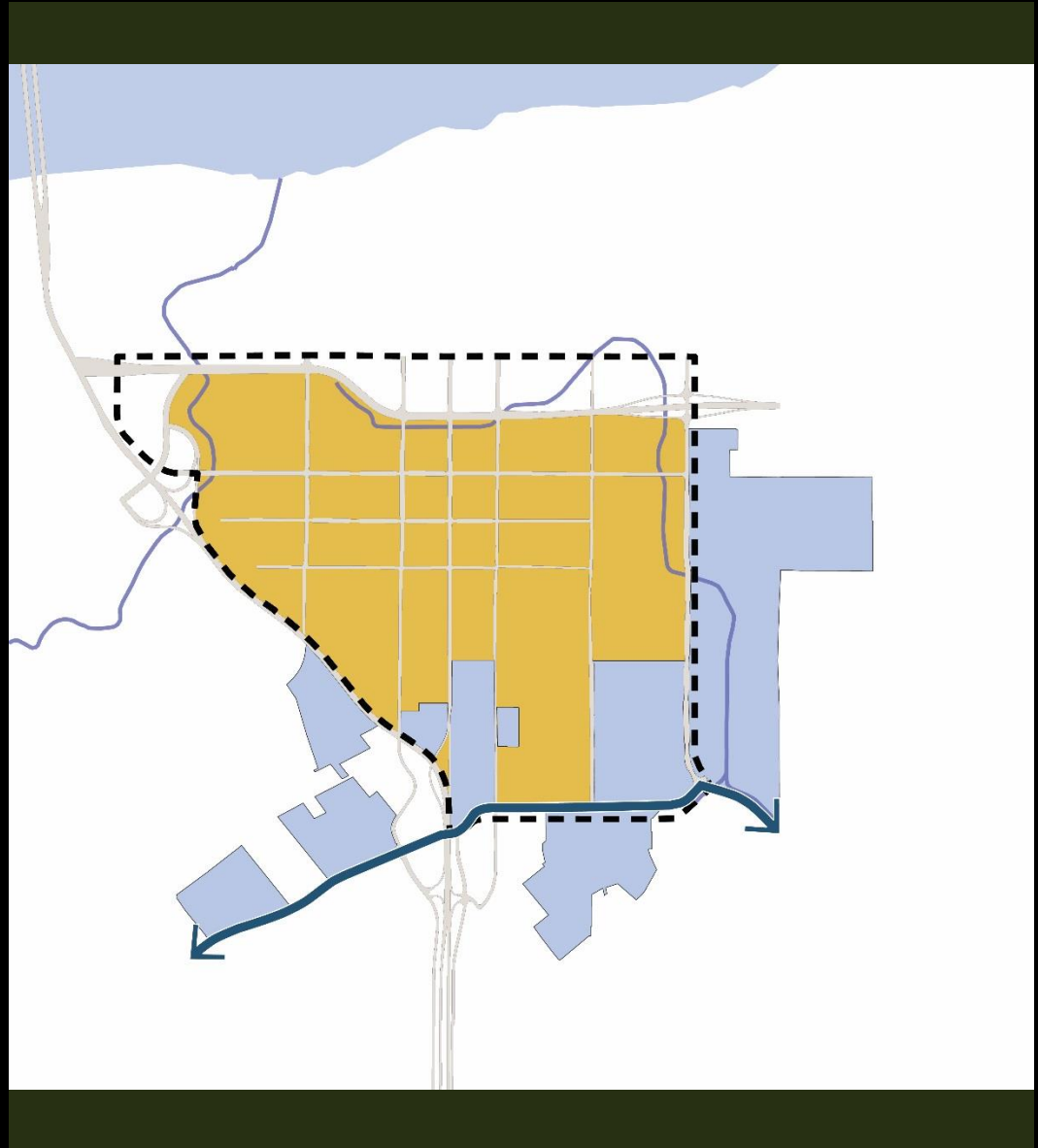
9. **Improve Actual and Perceived Safety** through increased policing, neighborhood watch, proper street lighting, and physical improvements.



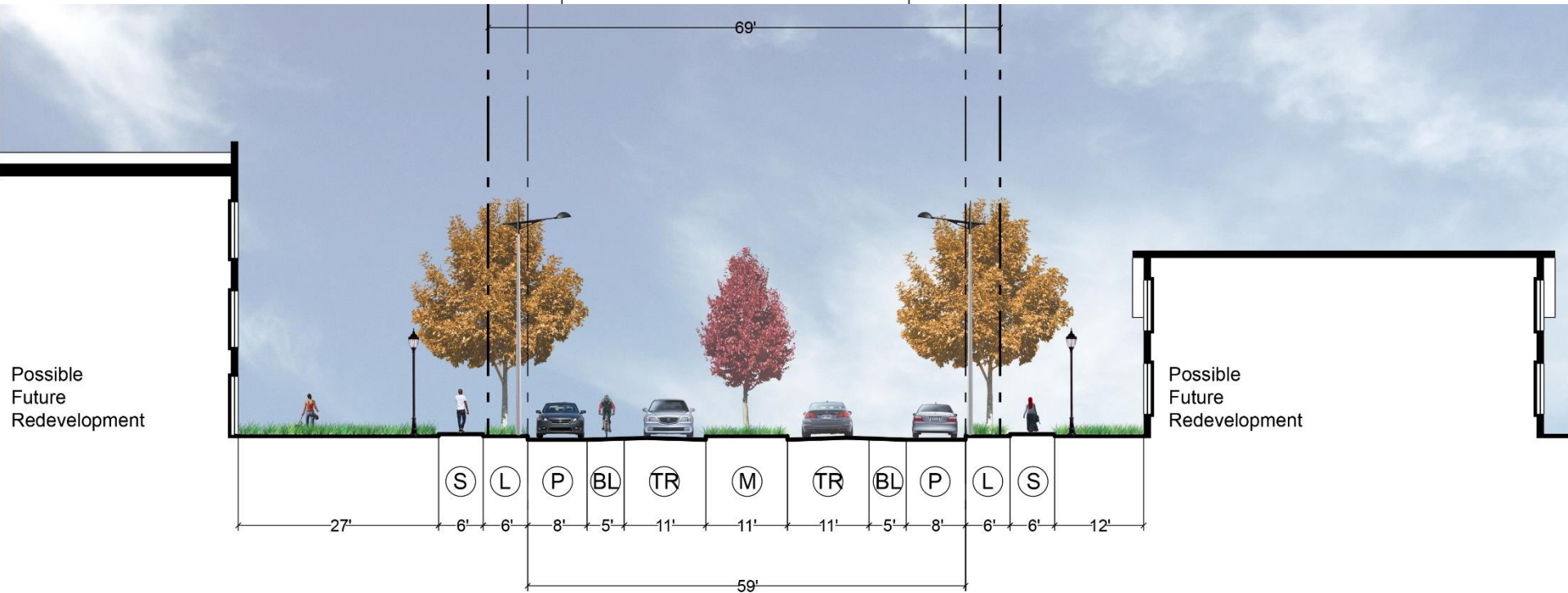
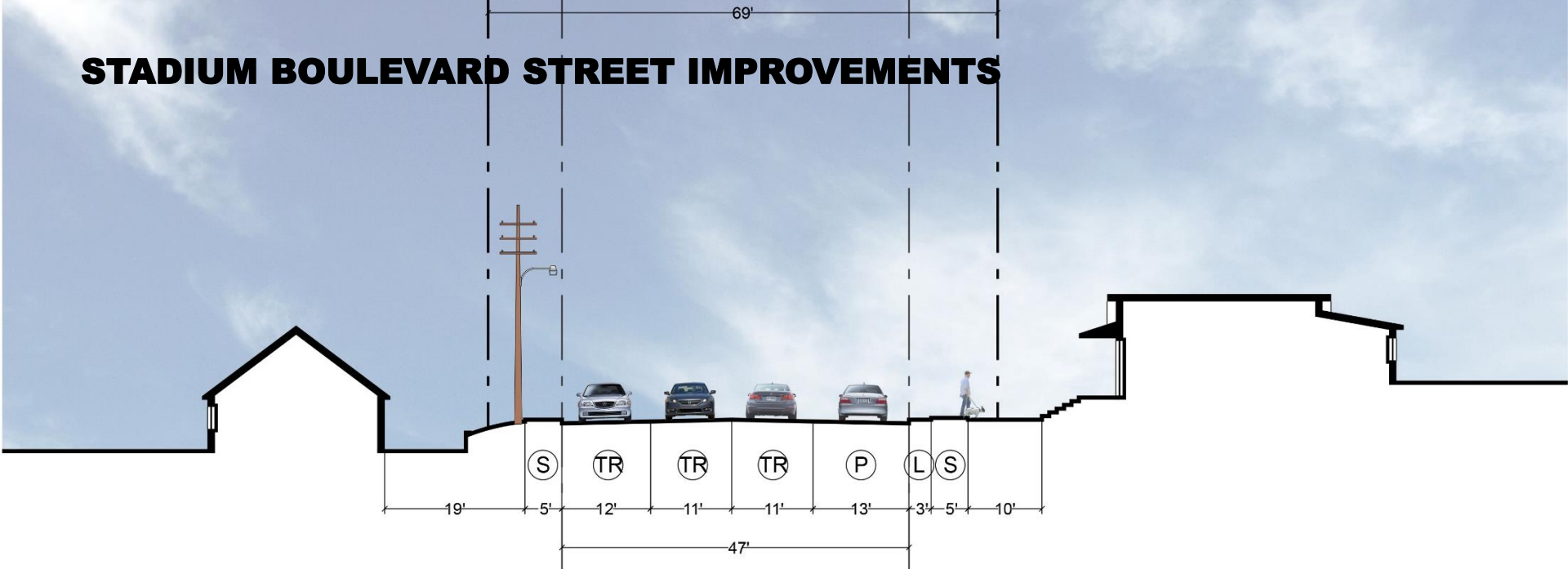
DISTRICT & NEIGHBORHOOD PLAN

NEIGHBORHOOD PLAN

10. Develop a Health District by Partnering with Anchor Institutions that can create social support programs including job training, business incubators, education, and healthy living.



STADIUM BOULEVARD STREET IMPROVEMENTS





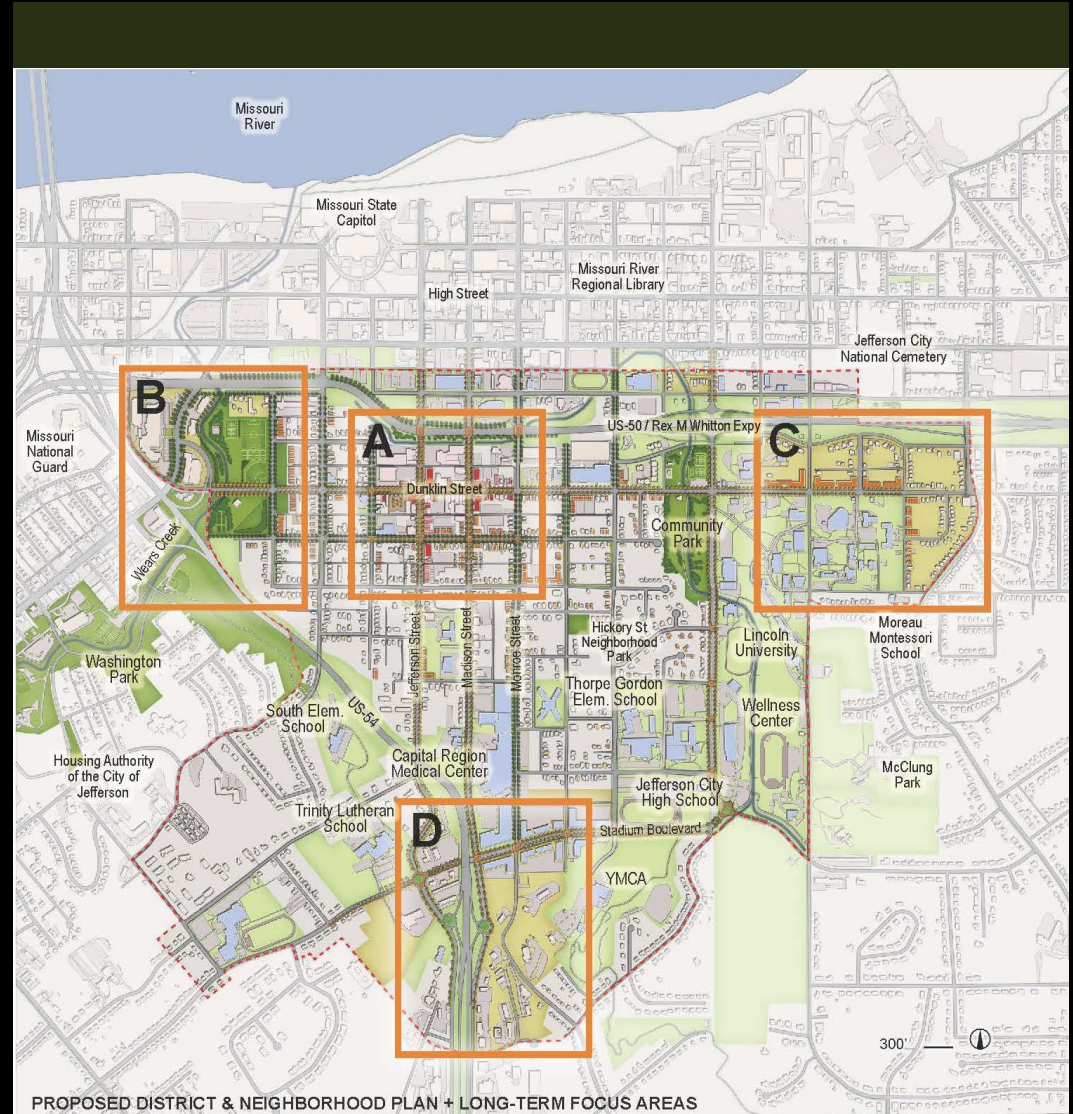
DISTRICT & NEIGHBORHOOD PLAN

Long-Term Focus Areas

DISTRICT & NEIGHBORHOOD PLAN

LONG-TERM FOCUS AREAS

- **A | Build the Heart of the Community**
- **B | Develop a City Park along Wears Creek**
- **C | Support Lincoln University's Growth**
- **D | Improve Stadium Boulevard & the US-54 Interchange**



DISTRICT & NEIGHBORHOOD PLAN

LONG-TERM FOCUS AREAS

Build the Heart of the Community
around a revitalized, vibrant, mixed-
use Dunklin Street/Old Munichburg
Business District



Dunklin Street



Dunklin Street



Dunklin Street – *Existing Conditions*



Dunklin Street – Streetscape + Infrastructure Enhancements



Dunklin Street – Daytime Programming + Events



Dunklin Street – Nighttime Programming + Events



LONG-TERM FOCUS AREAS

Develop a City Park along Wears Creek as an extension of Washington Park with expanded active recreation facilities for the neighborhood.



Missouri River & Wears Creek Flooding, 1993



Route 54 Jefferson City



downtown Jefferson City

LONG-TERM FOCUS AREAS

Develop a City Park along Wears Creek as an extension of Washington Park with expanded active recreation facilities for the neighborhood.



Existing Floodplain Development along Wears Creek

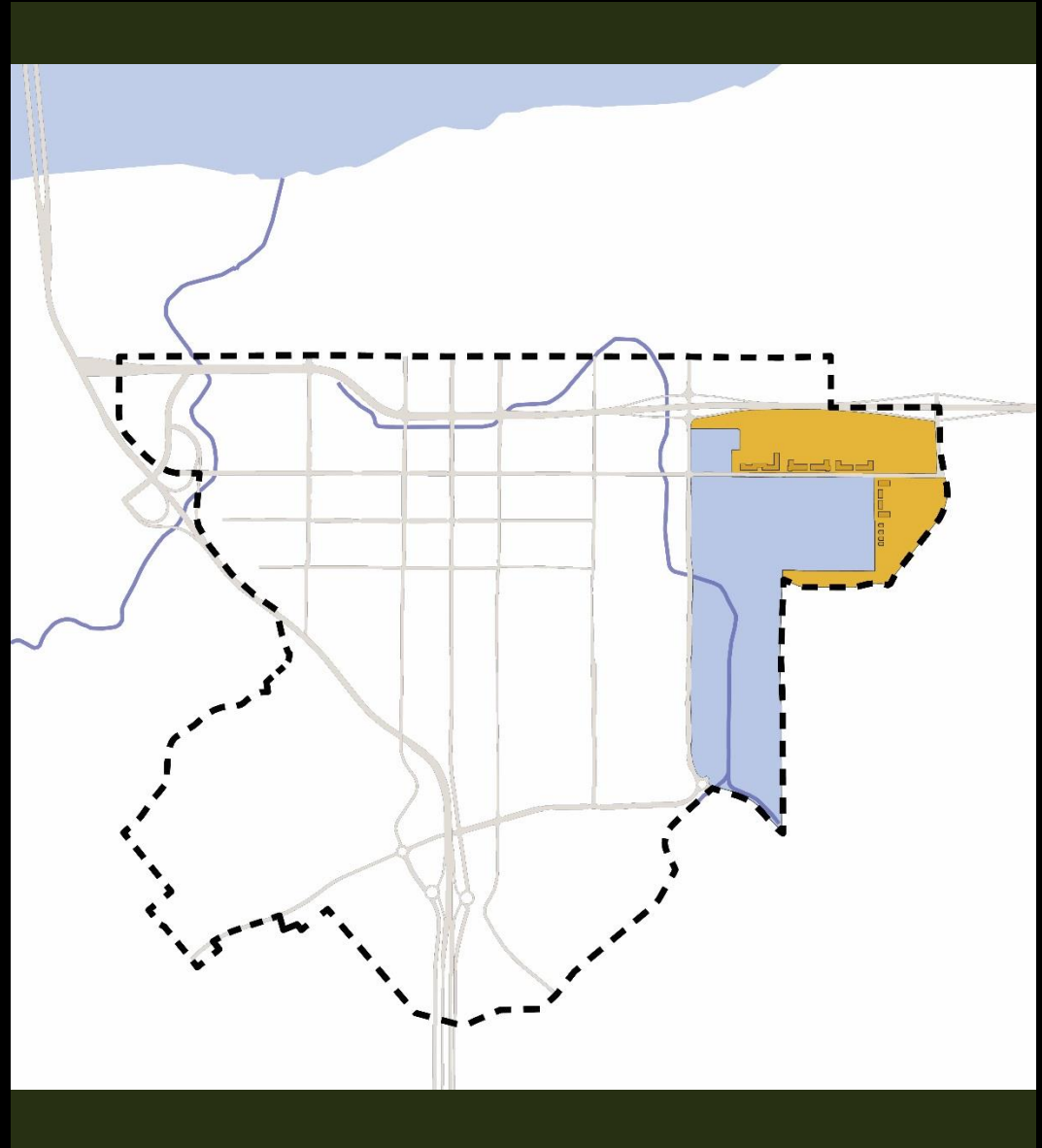


Washington Park Expansion along Wears Creek



LONG-TERM FOCUS AREAS

Support Lincoln University's growth by redeveloping new affordable/market rate housing, student housing, and mixed-use development.



LONG-TERM FOCUS AREAS

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Historic Southside | Old Munichburg – Jefferson City, MO

DISTRICT & NEIGHBORHOOD PLAN

LINCOLN UNIVERSITY

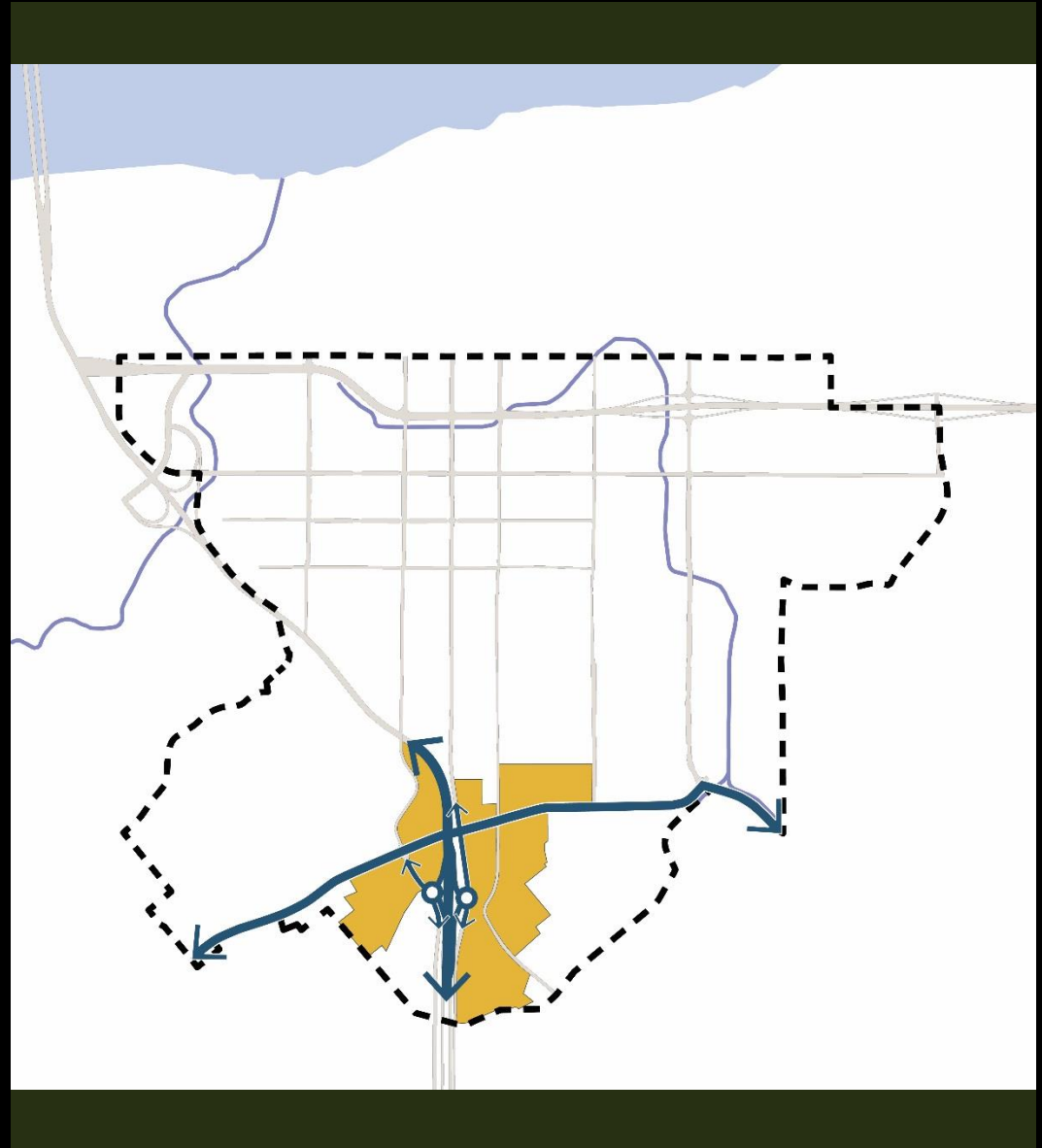


LINCOLN UNIVERSITY



LONG-TERM FOCUS AREAS

Improve Stadium Boulevard and the US-54 Interchange to provide a second “front door” to the neighborhood and support long-term redevelopment along Stadium Boulevard and the US-54 corridor



LONG-TERM FOCUS AREAS

Improve Stadium Boulevard and the US-54 Interchange to provide a second “front door” to the neighborhood and support long-term redevelopment along Stadium Boulevard and the US-54 corridor



Stadium Boulevard & US-54 Interchange



Stadium Boulevard & US-54 Interchange





PRIORITIES & PHASING

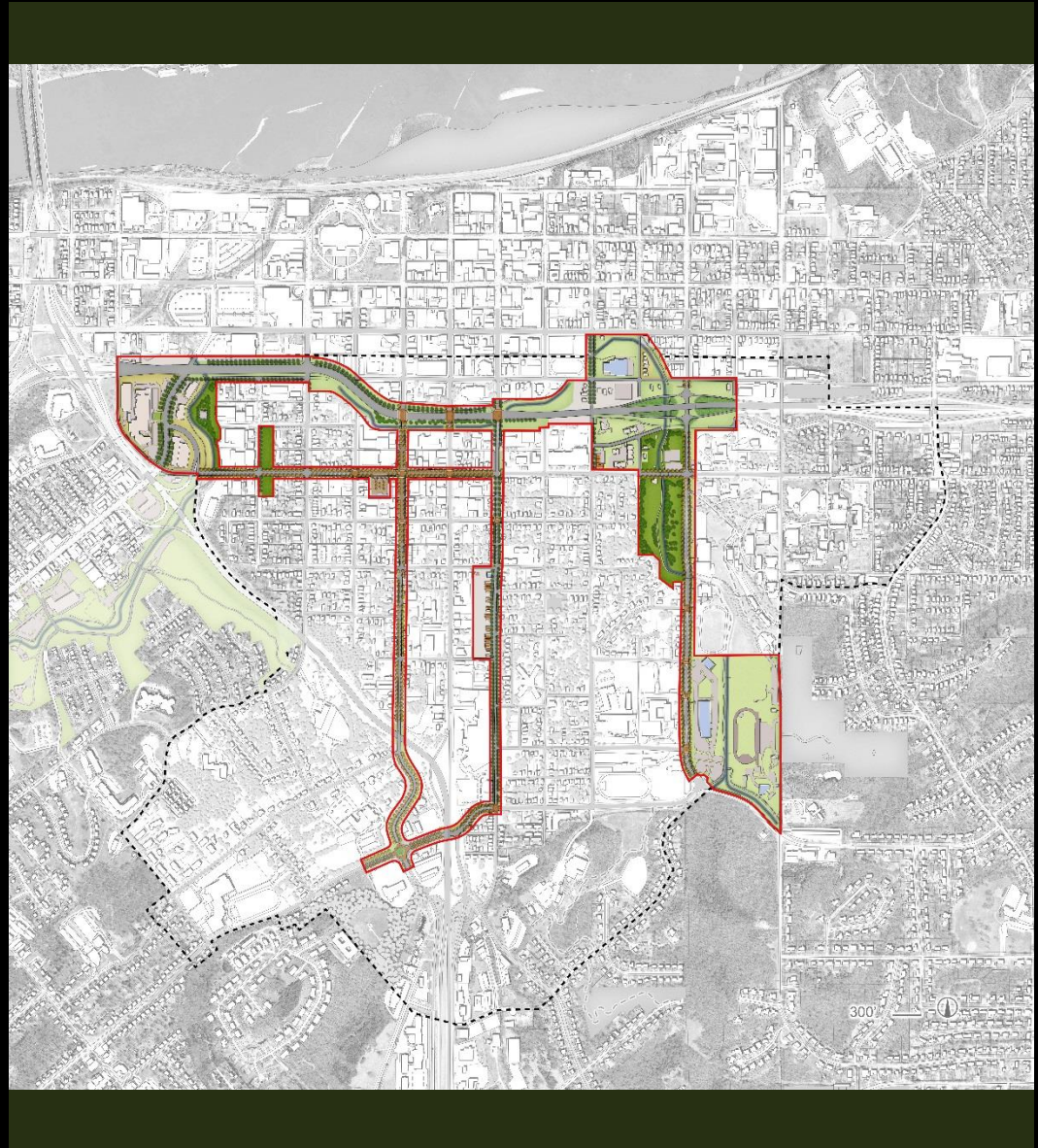
Implementation Strategy

IMPLEMENTATION

PHASE ONE (Short-Term; Ongoing – 7 Years)

Projects

- US-50 corridor urban boulevard improvements and beautification
- Neighborhood gateways
- Community Park expansion
- Roundabout at Stadium Boulevard & Jefferson Street
- Wears Creek Park & Jefferson City Greenway Trail expansion
- Dunklin Street improvements and public plaza, core business district
- Monroe Street expansion and 2-way traffic
- Lincoln University Wellness Center
- Incremental housing improvement & infill



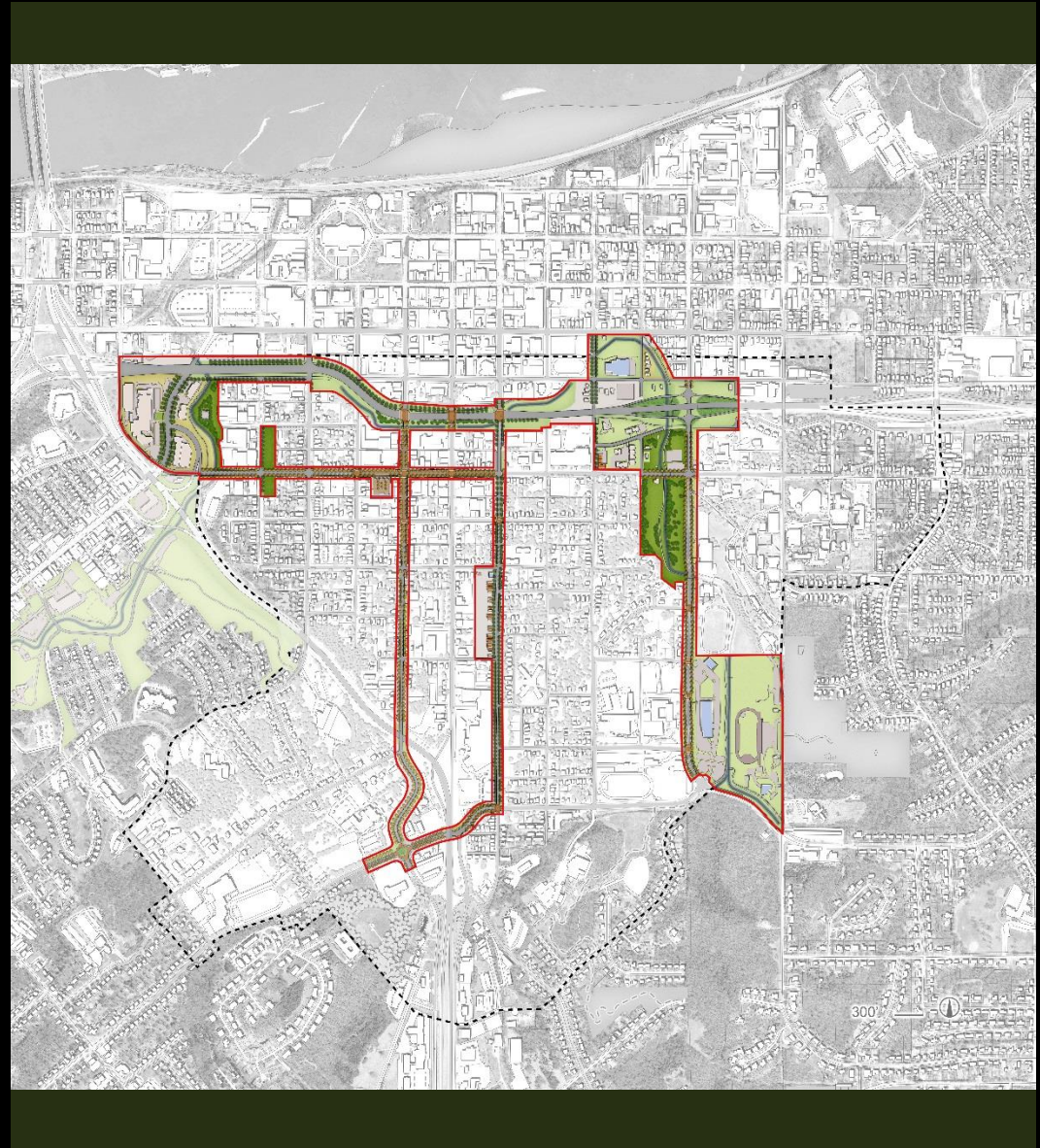
DISTRICT & NEIGHBORHOOD PLAN

IMPLEMENTATION

PHASE ONE (Short-Term; Ongoing – 7 Years)

Projects Programs

- Establish a Community Development Corporation (CDC)
- Expand and target housing repair and revitalization incentives
- Facilitate vacant lot and derelict housing redevelopment
- Establish public-private partnerships to develop a neighborhood health district
- Complete zoning district revisions and architectural design guidelines overlays

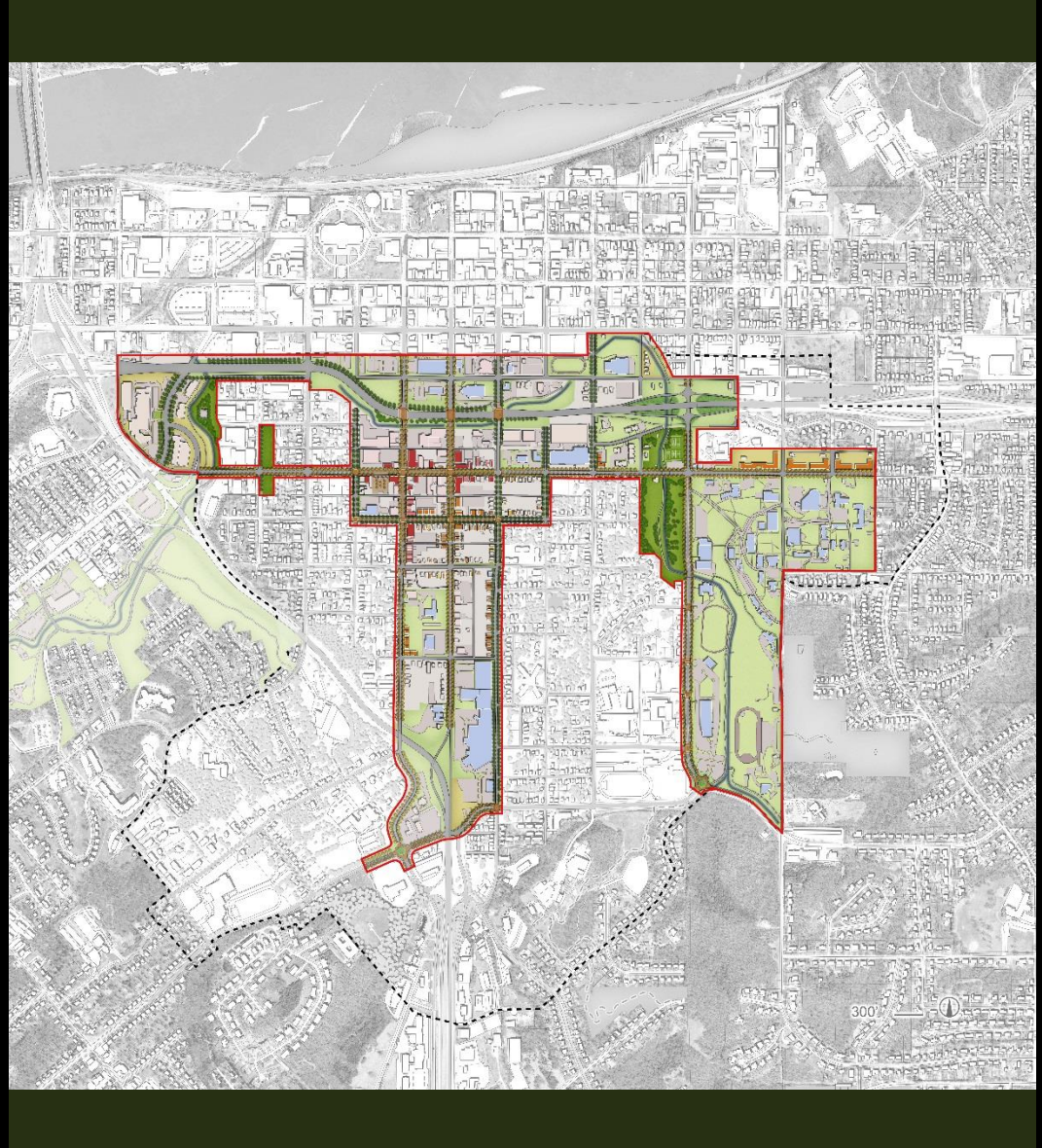


IMPLEMENTATION

PHASE TWO (Medium-Term; 5 – 15 Years)

Projects

- Dunklin Street / Old Munichburg core business district infill and revitalization
- Expand Dunklin Street streetscape improvements & public space design
- Lincoln University mixed-use development along Dunklin Street
- Jefferson Street and Madison Street streetscape and revitalization



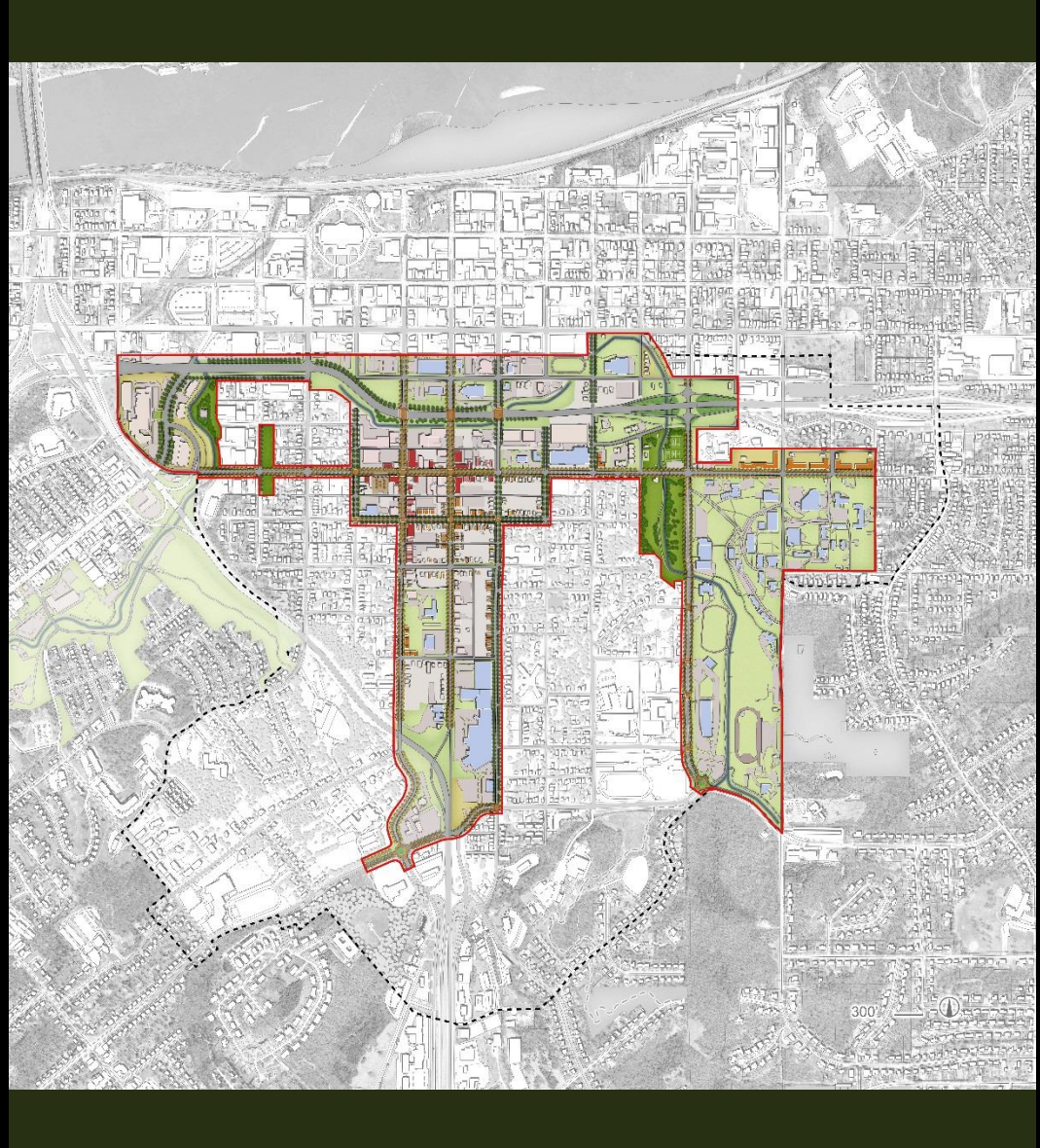
DISTRICT & NEIGHBORHOOD PLAN

IMPLEMENTATION

PHASE TWO (Medium-Term; 5 – 15 Years)

Projects Programs

- Implement a street-tree planting and replacement program
- Implement a street lighting improvement program
- Implement a street, sidewalk, and infrastructure repair program

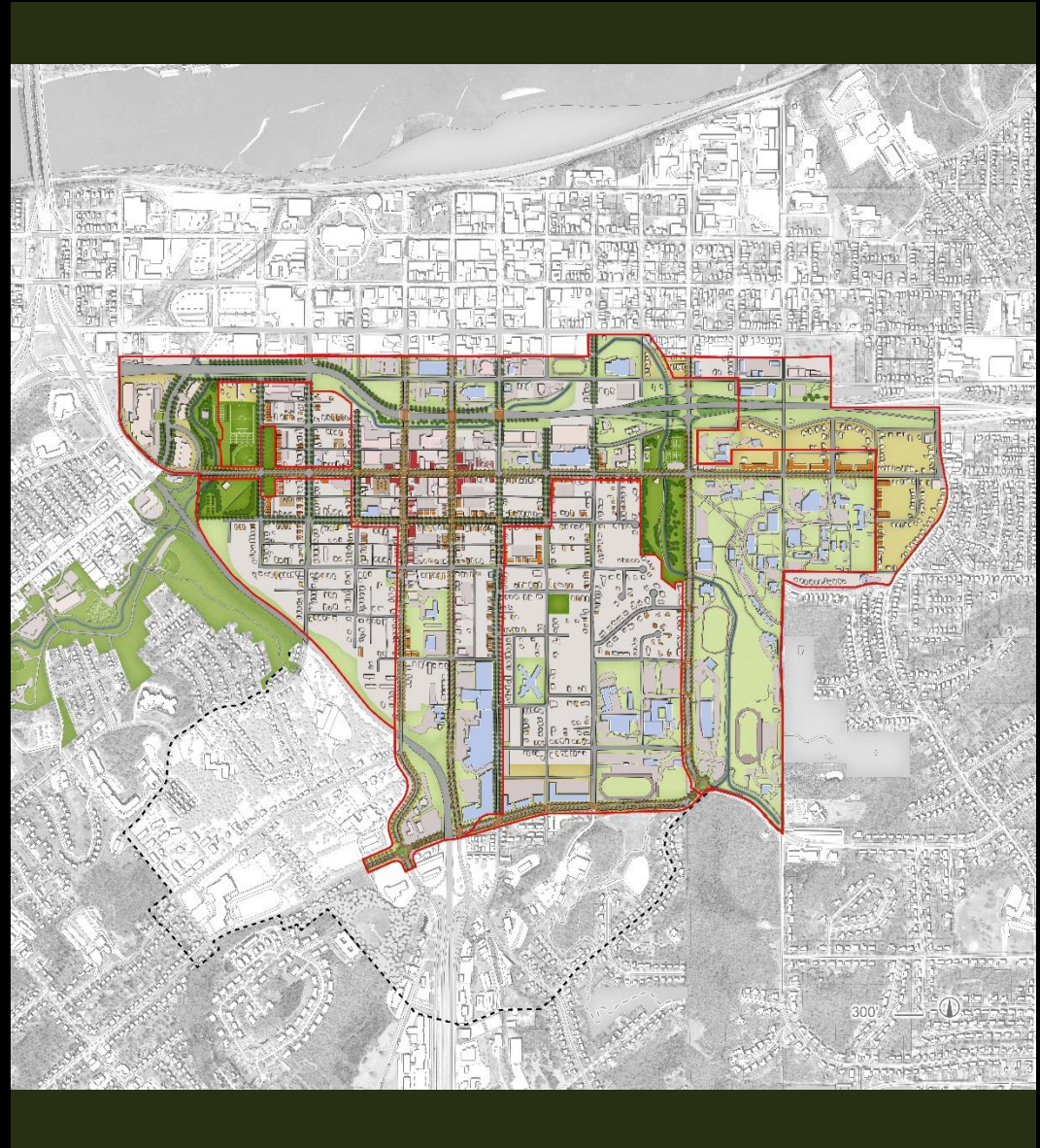


IMPLEMENTATION

PHASE THREE (Long-Term; 10 – 20 Years)

Projects

- Expand Washington Park and active recreation facilities
- Mixed-income, mixed-use affordable/market-rate housing redevelopment along Elm Street and Clark Avenue
- Stadium Boulevard expansion, realignment, and streetscape improvements
- Stadium Boulevard corridor redevelopment
- Realignment and south extension of Madison Street
- Incremental housing improvement and infill

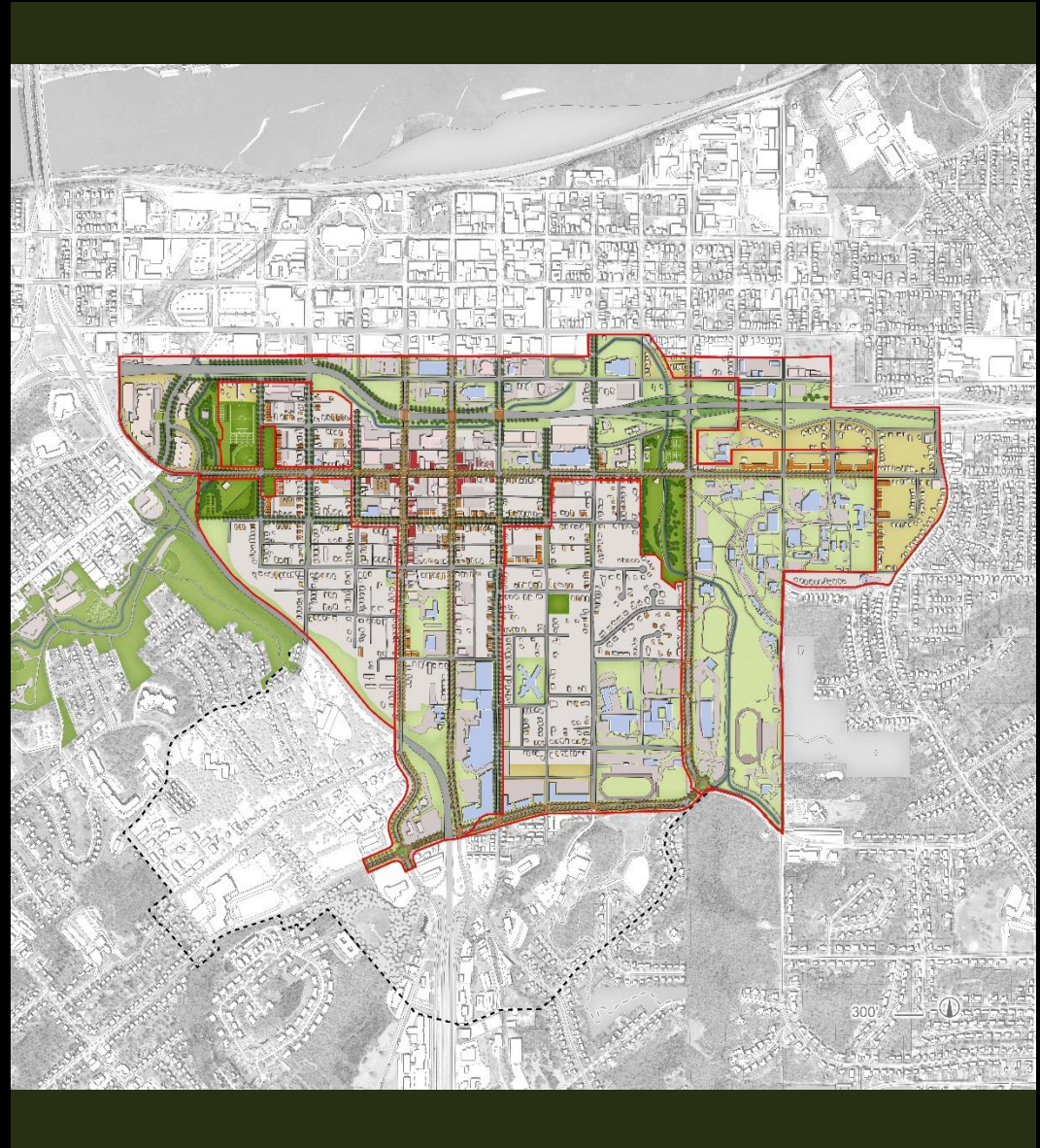


IMPLEMENTATION

PHASE THREE (Long-Term; 10 – 20 Years)

Projects Programs

- Continue vacant lot and derelict housing redevelopment
- Continue street-tree planting and replacement program
- Continue street lighting improvement program
- Continue a street, sidewalk, and infrastructure repair program



IMPLEMENTATION

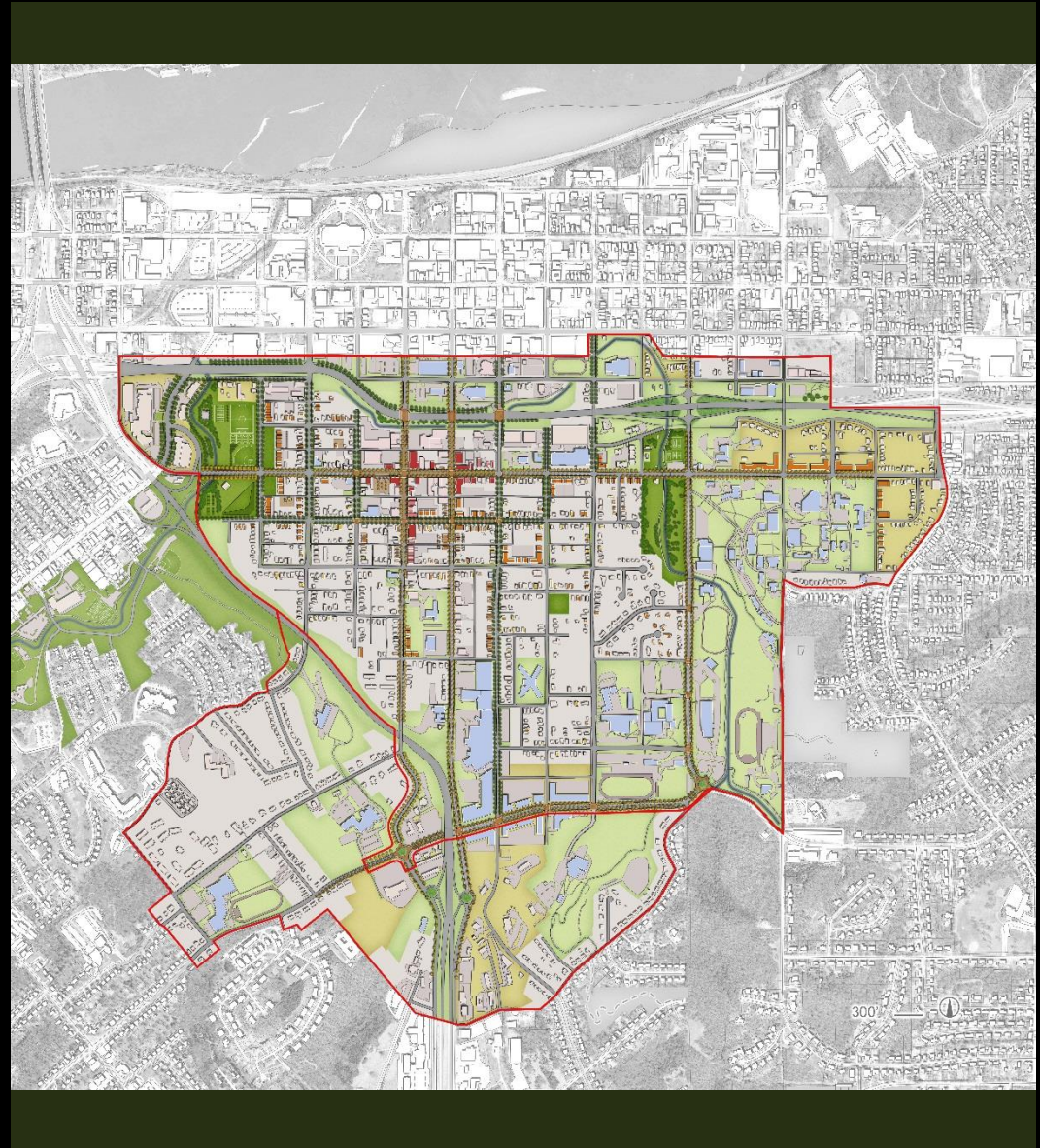
PHASE FOUR (20+ Years)

Projects

- Reconfiguration and improvement of the Stadium Boulevard and US-54 interchange
- Jefferson Street and Christy Drive corridor redevelopment

Programs

- Continue vacant lot and derelict housing redevelopment
- Continue street-tree planting and replacement program
- Continue street lighting improvement program
- Continue street, sidewalk, and infrastructure repair program





NEXT STEPS...

- *City Staff have reviewed the Draft Plan and have provided comments to the Project Team*
- *Following this meeting, the Project Team will incorporate the City's comments and submit a Final Draft Document*

This Final Draft Document will be submitted to the Planning & Zoning Commission for consideration to be adopted as an official City Plan.

Q & A